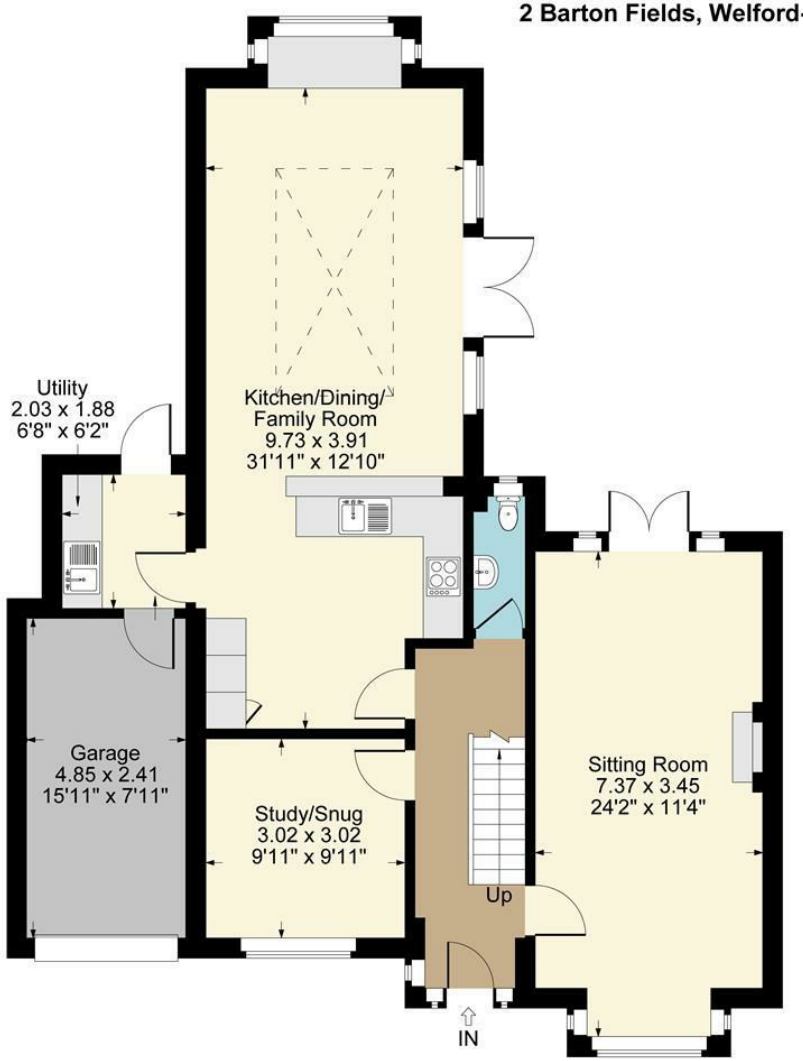
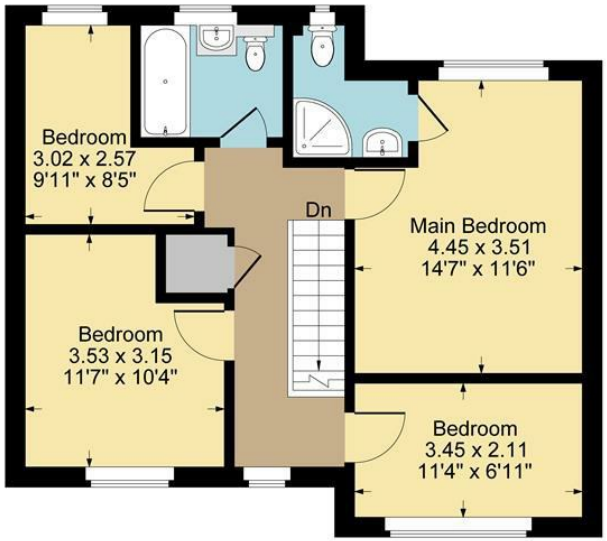


2 Barton Fields, Welford on Avon, Stratford-upon-Avon, CV37 8HH

2 Barton Fields, Welford-on-Avon



Ground Floor



First Floor

N

Approximate Gross Internal Area
Ground Floor = 89.26 sq m / 961 sq ft
First Floor = 56.32 sq m / 606 sq ft
Garage = 11.70 sq m / 126 sq ft
Total Area = 157.28 sq m / 1693 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Beautifully presented, upgraded and extended detached home
- One of just five properties in a quiet cul de sac position
- Outstanding open-plan kitchen-dining-family room
- Impressive atrium creating a light-filled living space
- Sitting room with feature wood-burning stove
- Separate study/snug
- Four well-proportioned bedrooms
- Luxury family bathroom and en-suite shower room
- Garage and ample off-road parking
- Attractive, easy-to-maintain gardens

4 2 3

Guide Price £695,000

A beautifully presented, upgraded and extended four-bedroom detached residence, being one of just five properties in a quiet position within this sought-after village setting. Offering an outstanding kitchen-dining-family room with atrium, sitting room with wood burner, snug, four bedrooms, luxury bathroom and en-suite, together with parking, garage and easy-to-maintain gardens.

ACCOMMODATION

GROUND FLOOR

A front entrance door opens into a welcoming reception hall featuring an exposed wooden floor.

The cloakroom is fitted with a WC and wash hand basin.

The attractive sitting room enjoys a dual aspect with a square bay window to the front elevation and French doors opening onto the rear garden. An exposed wooden floor continues throughout, while a fireplace with wood-burning stove provides an attractive focal point.

A separate study/snug offers a versatile additional reception space, ideal for home working, reading or family use.

The outstanding kitchen/dining/family room forms the heart of the home and has been thoughtfully designed for modern living. The kitchen area is fitted with an extensive range of units incorporating an electric hob with filter hood above, built-in dishwasher, double oven, microwave and fridge freezer. A Karndean floor runs throughout and opens seamlessly into the superb dining and family area, which benefits from French doors to the side, a dual-aspect window seat and a striking atrium providing an abundance of natural light.

The utility room is fitted with a sink and provides space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

The landing provides access to the roof space, which is partially boarded, together with a useful linen cupboard.

Bedroom One is a generous principal bedroom served by a luxury en-suite comprising a WC, wash hand basin and shower cubicle.

There are three further well-proportioned bedrooms.

The luxury family bathroom is fitted with a WC, wash hand basin with drawers beneath and a bath with shower attachment.





















OUTSIDE

To the front of the property is a slate chipped off-road parking area providing ample parking and access to the garage via a roller door. The garage houses the oil-fired central heating boiler. EV charging point.

Evergreen shrubs and perennial-planted borders create an attractive frontage, while a slate-paved pathway leads to the side of the property and a gated entrance to the rear garden.

The rear garden has been designed for ease of maintenance and enjoyment, featuring a large slate patio, lawned area and slate-chipped pathway leading to a garden shed. The oil tank is discreetly screened, and planted borders together with a specimen tree provide colour and interest throughout the seasons.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Aug26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





