Samantha Close, Welford on Avon

CV37 8DT

Jeremy McGinn &Co

Available at
Asking Price £595,000

4 3 2

Occupying a delightful position overlooking green open space, this modern double-fronted detached home sits at the heart of a small development of home, constructed by Cala Homes. The setting combines a wonderful sense of space and seclusion all within the heart of sought-after Welford on Avon.

The accommodation is both stylish and well balanced. An inviting reception hall sets the tone on arrival, with a ground floor WC providing everyday practicality. The lounge is a particular feature of the home, entered through double doors and enjoying a triple aspect that floods the room with natural light. A stone fireplace provides a warm focal point and double doors give access out to the rear garden.

The kitchen dining family room is both stylish and versatile, fitted with a comprehensive range of units and integrated appliances. There is ample space for a family dining table and further space for a seating / family area, making it ideal for everyday living, socialising and entertaining.

To the first floor, a central landing with airing cupboard gives access to four well-proportioned double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and a modern en-suite shower room, with the further three doubles being serviced by the well-appointed family bathroom.

Outside, the rear garden is a real highlight, featuring mature shrubs and planting, spacious lawn, patio area and space for a shed, which altogether creates a private and attractive space for enjoying and entertaining. To the front, the property enjoys an open, outlook across green space and a small, well-planted fore garden provides plenty of privacy and screening.

The property also benefits from a large single garage, with power, lighting and a personnel door alongside generous storage space. The property also benefits from a single driveway for off-road parking.

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We understand there is a annual maintenance charge of £814 for the private road, private drainage and landscaping.

Tax Band: F

Council: Stratford District Council

Tenure: Freehold

Stratford upon Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

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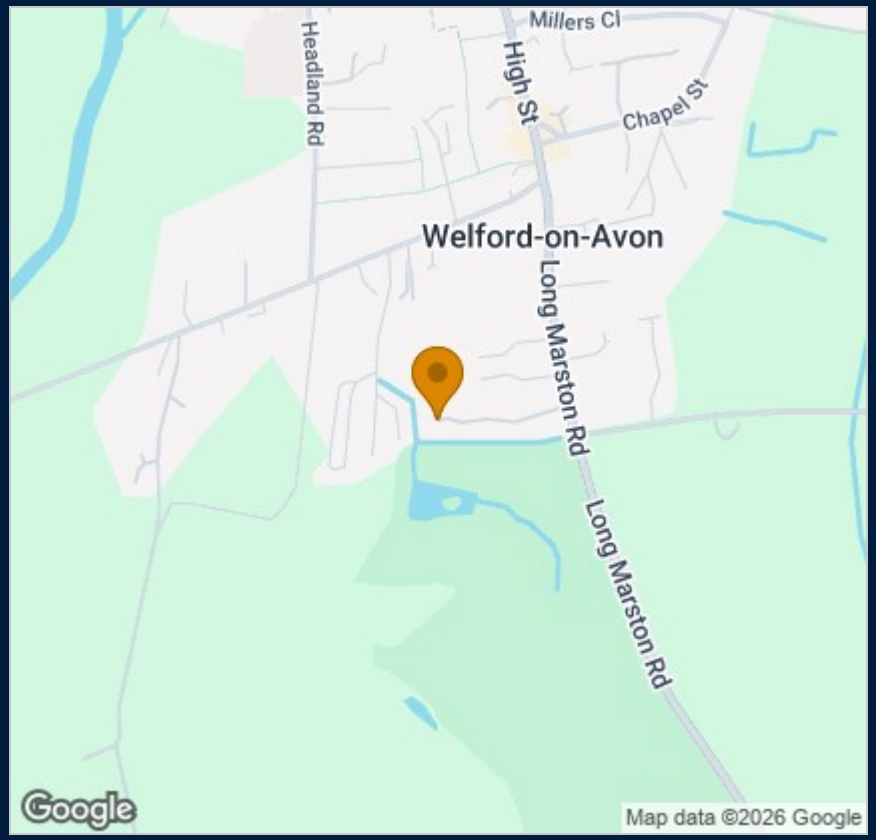
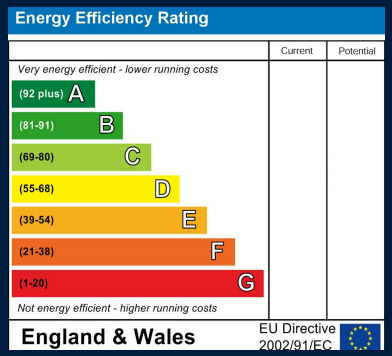
Floor Plan

Map



Energy Performance



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Please note that this fee is non-refundable under any circumstances.

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