

## BOAT LANE WELFORD-ON-AVON STRATFORD-UPON-AVON



Occupying a prime position along the prestigious Boat Lane, one of Welford-on-Avon's most desirable addresses, this exceptional home enjoys a peaceful setting just moments from the River Avon, the historic village church and the village's excellent amenities. Welford-on-Avon is a picturesque Warwickshire village renowned for its charming character, thriving community and convenient access to Stratford-upon-Avon and the surrounding countryside. A particularly attractive feature is the generous garden, which offers exciting future potential. Subject to the necessary planning permissions and any required access rights, the grounds may be suitable for a detached bungalow or ancillary dwelling, presenting an excellent opportunity for multi-generational living or future development. Briefly comprising: Reception Hall, Living Room, open-plan Kitchen/Dining Room, Reception Room, Utility Room, Cloakroom, three Bedrooms, En-Suite and Family Bathroom. Outside there is a Detached Garage incorporating a Workshop, Store and Loft Room, together with beautifully maintained gardens and ample driveway parking.

### £1,195,000

# Fernbank, Boat Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8EN

## Living Room



## Kitchen



## Dining Area



## Utility Room



## Reception Room



## Bedrooms



## Bathroom



## En-Suite



## Splendid Gardens



## Floor Plans & Property Details Disclaimer

**These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



**Total: 1631 sq. Ft. 151 m<sup>2</sup>**  
 1st Floor: 701 sq. Ft. 65 M<sup>2</sup>, 2nd Floor: 930 sq. Ft. 86 m<sup>2</sup>  
 Excluded Areas: Utility: 67 sq. Ft. 6 M<sup>2</sup>, Garage: 263 sq. Ft. 24 M<sup>2</sup>, Workshop: 70 sq. Ft. 6 M<sup>2</sup>,  
 Storage: 66 sq. Ft. 6 M<sup>2</sup>, Walls: 219 sq. Ft. 23 m<sup>2</sup>

**Sanders & Sanders**  
 ESTATE AGENTS

## Fixtures & Fittings

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**

## Money Laundering Regulations – Identification Checks

**In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Sanders & Sanders must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.**