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ESTATE AGENTS

Bridge End, Binton Road
Welford On Avon, CV37 8PW



The Property

Set within the picturesque village of Welford-on-Avon, just moments from Stratford-upon-Avon, Bridgend is a truly exceptional home occupying an enviable position with over 450 feet of private river frontage. Offering uninterrupted waterside views, full riparian rights, and two private jetties for mooring boats, this remarkable property blends tranquil natural beauty with striking contemporary design — perfect for those seeking a true waterside lifestyle.

From the moment you arrive, the sense of space and quality is undeniable. A welcoming reception hall leads through glazed doors into the heart of the home — an impressive open-plan kitchen, dining, and living space designed for both everyday living and stylish entertaining. The bespoke handmade kitchen features an Aga, central island with breakfast bar, contrasting hand-painted cabinetry, and elegant quartz work surfaces. Flooded with natural light, the seating area opens seamlessly via sliding doors onto a terrace overlooking the river — the perfect setting for alfresco dining and relaxation.

The ground floor continues to impress with a spacious utility room and a beautifully proportioned sitting room. Here, a characterful inglenook fireplace with inset log burner creates a cosy focal point, complemented by dual-aspect windows and glazed doors leading into a stunning garden room with three-sided glazing, bringing the outdoors in all year round.

Upstairs, the first floor offers three generous double bedrooms, each with its own en-suite. The principal suite is particularly noteworthy — a luxurious retreat featuring vaulted ceilings, a glazed atrium, Juliette balcony, dressing room, and an exquisite en-suite bathroom with both bath and shower.

Beyond the main house, a detached annexe provides superb additional accommodation, ideal for guests or multi-generational living. It comprises an open-plan living and kitchen area, first-floor bedroom, and en-suite shower room.







The exterior is equally impressive. Mature, landscaped grounds extend to approximately 1.2 acres, creating a parkland-style setting that perfectly complements the riverside location. A sweeping gated driveway leads to a gravel courtyard with ample parking, alongside a triple-bay garage and carport.

Bridgend is more than a home — it is a lifestyle. A rare opportunity to own a distinctive riverside residence where contemporary elegance meets timeless countryside charm, complete with exceptional boating access right from your own garden.

The Location

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

The population has increased over recent years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity. Local amenities include a general store, church and three public houses, including the renowned Bell Inn, voted best country inn of the year. There is an Ofsted rated 'Outstanding' primary school, as well as excellent schools in the state and private sectors, including Stratford Grammar School for Girls and King Edward VI for Boys in nearby Stratford-upon-Avon.

The village has an active sporting community including cricket teams, football teams and a bowls club (indoor and outdoor). Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon. There is also a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.





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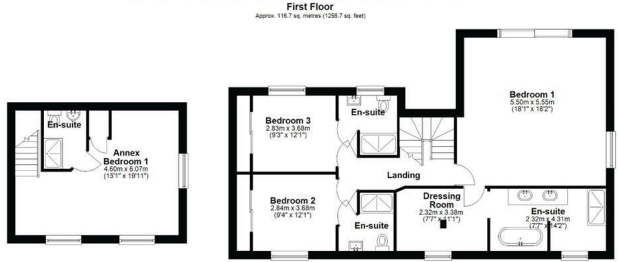
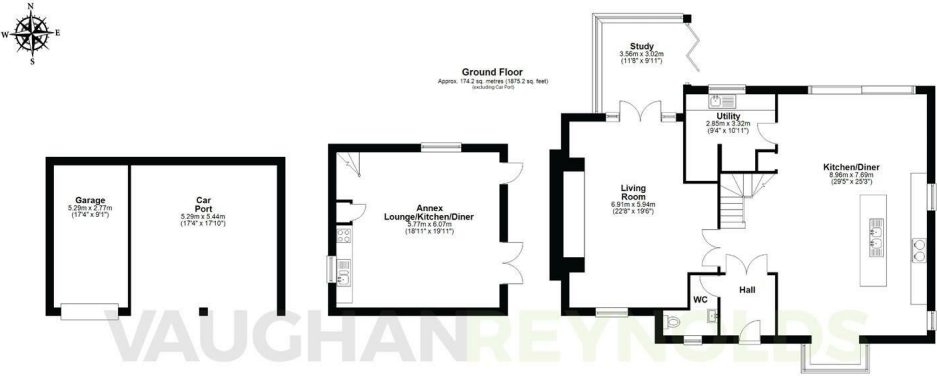


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1.20 acre(s)

GENERAL INFORMATION



Total area: approx. 291.0 sq. metres (3133.9 sq. feet)
DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electricity, private drainage, bottled gas are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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