Deerhurst Gardens, Welford On Avon, CV37 8ZS

Guide price £1,175,000

KING HOMES

** King Film Available ** King View 360 Tour ** 2,890 sq. ft ** Spectacular Kitchen Dining Family Room ** Five Bedrooms and Three Bathrooms ** Principal Suite with Dressing Room and En-suite ** Double Garage and Parking for Multiple Vehicles ** Landscaped Rear Garden with Entertaining Patio ** Quiet Cul-De-Sac position ** Sought-after Village Location ** Constructed by the highly regarded Kendrick Homes in 2024, this exceptional five-bedroom detached family residence occupies a quiet cul-de-sac position within the sought-after village of Welford-on-Avon. Beautifully presented throughout, the property offers stylish and versatile accommodation perfectly suited to modern family living, centred around an impressive open-plan kitchen dining family room with bi-folding doors opening onto the landscaped rear garden. Combining contemporary design, high-quality finishes and a desirable village setting, this is an outstanding family home in one of Warwickshire's most sought-after locations.

Situated along a quiet cul-de-sac within the highly sought-after village of Welford-on-Avon, this exceptional five-bedroom detached family residence offers approximately 2,890 sq. ft. of beautifully appointed accommodation, complemented by a double garage, extensive driveway parking and a stunning landscaped rear garden. Finished to an exemplary standard throughout, the property combines elegant styling, generous proportions and contemporary family living, creating a home perfectly suited to modern lifestyles.

Occupying a generous plot, the property is approached via an extensive block-paved driveway providing parking for multiple vehicles and access to the double garage. Attractive landscaped borders, a neatly maintained frontage and an impressive double-fronted façade create an immediate sense of quality and kerb appeal, whilst the peaceful cul-de-sac setting provides a wonderful sense of privacy and exclusivity.

A welcoming reception hall provides an impressive introduction to the home, featuring a turning staircase rising to the first floor and access to the principal ground floor accommodation. To the front of the property, the beautifully presented sitting room enjoys a large bay window fitted with plantation shutters, allowing natural light to flood the room and creating a versatile reception space ideal for relaxing, entertaining or home working. The separate living room, positioned to the rear of the property, provides a superb family space overlooking the garden, with French doors opening directly onto the patio and creating a seamless connection between the indoor and outdoor living spaces.

The heart of the home is the superb open-plan kitchen, dining and family room, creating an ideal space for everyday living and entertaining. The beautifully appointed kitchen features a range of contemporary shaker-style cabinetry, quartz work surfaces, a central island and integrated appliances, offering both style and functionality. A generous dining area sits beneath an impressive roof lantern, creating a wonderful space for family meals and social occasions, whilst the family seating area enjoys views across the garden and benefits from full-width bi-folding doors opening directly onto the extensive paved entertaining patio.
The result is a stunning open-plan living space flooded with natural light and perfectly designed for both everyday living and entertaining. A well-appointed utility room provides additional storage, laundry facilities and direct external access, whilst a contemporary cloakroom completes the ground floor accommodation.

To the first floor, the luxurious principal bedroom suite provides an exceptional retreat, benefiting from a dedicated dressing room and a beautifully appointed en-suite shower room. A further generously proportioned double bedroom also enjoys the benefit of its own en-suite shower room. Three additional bedrooms are served by a stylish family bathroom fitted with a contemporary four-piece suite, including a freestanding bath and separate shower enclosure.

The beautifully landscaped rear garden is a standout feature of the property, providing a superb space for both family enjoyment and entertaining. A generous paved patio spans the rear of the home, creating a seamless connection with the open-plan living area. Beyond lies a well-maintained lawn bordered by mature trees, established planting and colourful stocked beds, offering privacy and year-round interest. The garden enjoys a wonderful sense of space and seclusion, making it ideal for outdoor dining, entertaining and relaxing.

Combining substantial living accommodation, exceptional presentation and beautifully landscaped grounds, this impressive home represents a rare opportunity to acquire a high-quality family residence within one of Warwickshire's most desirable villages. Offering five bedrooms, multiple reception spaces, a spectacular open-plan living kitchen, double garage and outstanding gardens, the property delivers the perfect balance of style, practicality and modern family living.

Hall	
Kitchen/Dining/Family Room	25'1" x 22'4" (7.67m x 6.81m)
Utility	14'3" x 6'3" (4.36m x 1.92m)
Living Room	18'8" x 13'4" (5.71m x 4.07m)
Sitting Room	17'7" x 13'4" (5.37m x 4.07m)
W.C	
Landing	
Bedroom 1	12'10" x 17'1" (3.92m x 5.22m)
Dressing Room	7'2" x 4'8" (2.19m x 1.44m)
En-suite	7'5" x 5'9" (2.28m x 1.76m)
Bedroom 2	12'7" x 16'4" (3.85m x 5.00m)
Bedroom 3	15'2" x 13'4" (4.63m x 4.07m)
En-suite	9'10" x 6'6" (3.00m x 1.99m)
Bedroom 4	9'7" x 13'4" (2.93m x 4.07m)
Bedroom 5	10'11" x 9'10" (3.33m x 3.00m)
Bathroom	6'5" x 9'8" (1.98m x 2.96m)
Garage	16'9" x 18'0" (5.11m x 5.51m)

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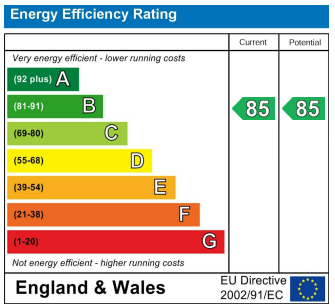
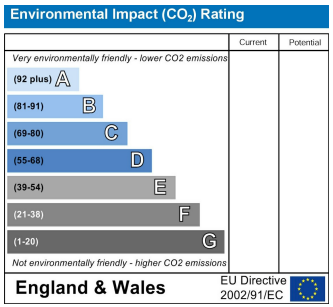
Total area: approx. 268.5 sq. metres (2889.6 sq. feet)





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