

Two Acre Lane, Welford on Avon

Stratford-upon-Avon, CV37 8GD

Jeremy McGinn &Co

Available at
Offers Over £900,000

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Occupying a prime position on the highly regarded Two Acre Lane in the exclusive village of Welford-on-Avon, this exceptional detached family home offers over 3300 sq.ft of beautifully appointed accommodation, finished to an outstanding specification throughout.

Designed with modern family living in mind, the property boasts spacious, light-filled interiors complimented by underfloor heating across the entire ground floor, powered by an energy-efficient Grant air source heat pump.
The welcoming reception hall provides an impressive introduction to the home and leads through to the stunning open-plan living, dining and kitchen space which undoubtedly forms the heart of the property. The superbly fitted kitchen features an extensive range of high-quality cabinetry, integrated appliances and a substantial central island, creating an ideal environment for both everyday family life and entertaining. Large bi-fold doors flood the room with natural light and open seamlessly onto the rear terrace, connecting the indoor and outdoor spaces beautifully.



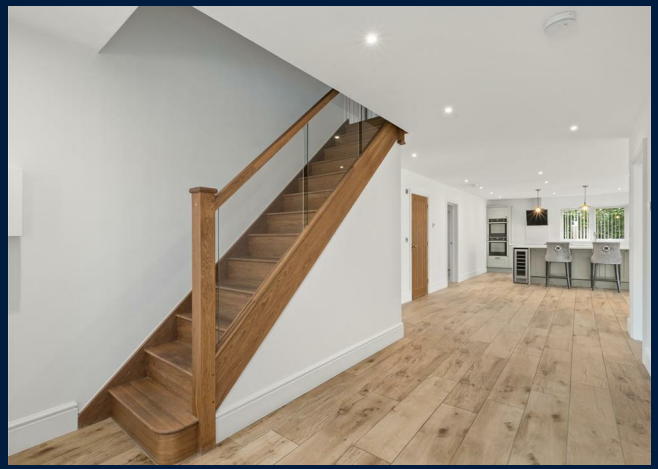


Further ground floor accommodation includes a generous formal living room, an additional reception room which could equally serve as a ground floor bedroom, a guest cloakroom/WC and a well-equipped utility room.

To the first floor, a spacious central landing gives access to an impressive principal suite comprising a generous double bedroom with Juliette balcony overlooking the garden, a walk-in dressing room and a luxurious en-suite shower room. There are three further double bedrooms, two benefiting from their own en-suite shower rooms, together with a beautifully appointed family bathroom.

The extensive frontage provides a huge block-paved driveway with parking for numerous vehicles. Gardens wrap around the property.









Tax Band: H

Council: Stratford District Council

Tenure: Freehold

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 Jeremy McGinn & Co 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.

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

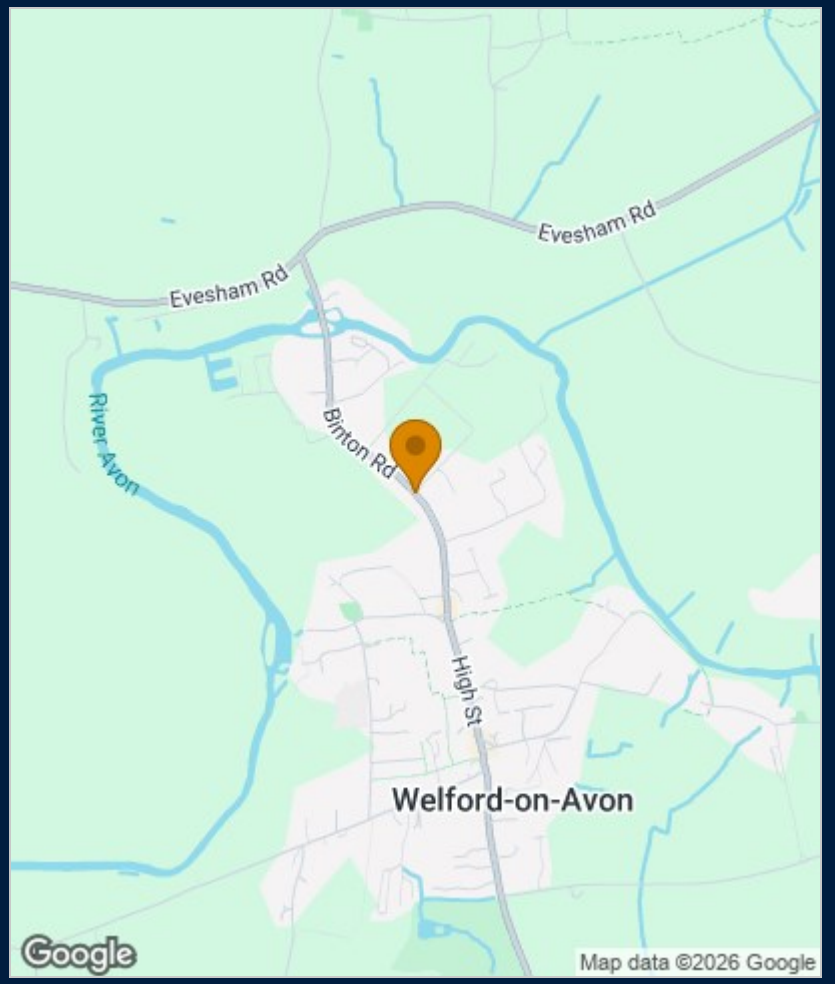


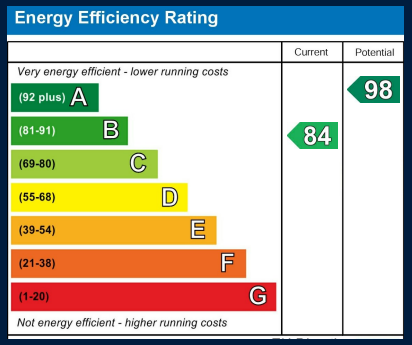






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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