

Andrew Grant
PRESTIGE & COUNTRY



The Old Rectory

Welford On Avon, CV37 8EL



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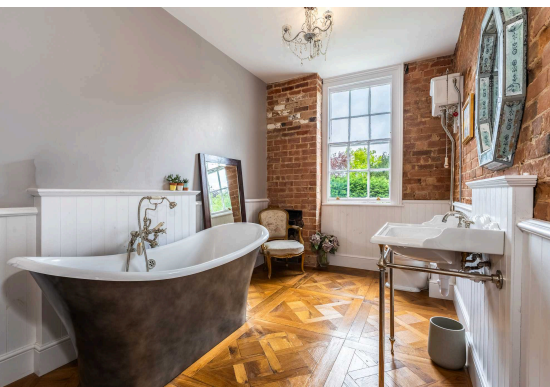
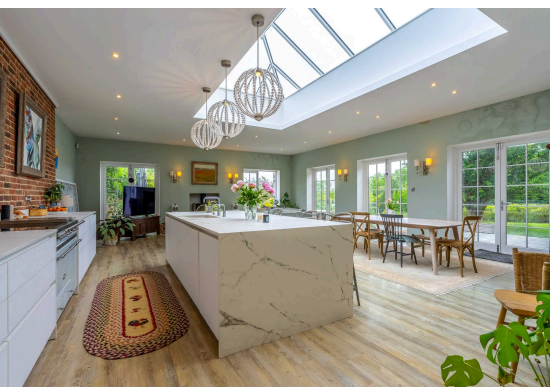
Church Lane, Welford On Avon, CV37 8EL

9 Bedrooms 5 Bathrooms 4 Reception Rooms 2.6 Acres

“An elegant period detached home with striking stucco facade, exceptional gardens and a versatile annexe. Set within over two and a half acres with glorious surroundings...”

Scott Richardson Brown CEO

- Elegant period family home with symmetrical stucco frontage and three floors
- Light-filled kitchen/dining extension with roof lantern and multiple French doors
- Dual reception space with fireplaces and doors onto the terrace
- Versatile annexe for guests, work or leisure
- Landscaped terraces, fish pool and impressive grounds totalling over two and a half acres
- Gated tree-lined drive and extensive block-paved parking area
- Sought-after Welford-on-Avon setting close to village amenities and river walks

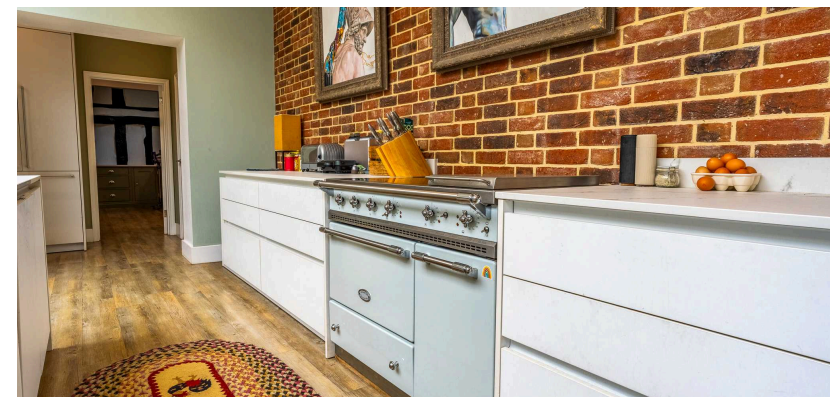


6815 sq ft (633.1 sq m) including Annexe and Outbuilding



The kitchen area

At the heart of the home, the kitchen area forms a sociable hub for everyday cooking and entertaining. A large island with integrated sink sits beneath a striking roof lantern, opposite a Lacanche range cooker set against a brick feature wall. Five pairs of glazed doors provide easy access to the terrace, and the space links directly with the dining and living areas.







The dining area

The dining area offers a dedicated place for family meals within the open-plan extension. It sits beneath the same glazed lantern and enjoys multiple French doors onto the terrace. As part of the open plan, diners remain connected to the kitchen and living spaces while the timber flooring and neutral decor provide a cohesive backdrop.





The living area

A relaxed living area completes the open-plan extension and provides a comfortable family space. A contemporary inset wood-burning stove forms the focal point, framed by wall lights. Glazed doors on three sides lead to the terrace and gardens, and the overhead roof lantern enhances the feeling of space.





The drawing room

The drawing room provides an elegant formal reception for entertaining. A handsome marble fireplace anchors the room, while French doors open directly onto the terrace. Deep skirting boards and detailed cornicing frame the high ceiling, and a wide opening links to the sitting room for larger gatherings.





The sitting room

The sitting room doubles as a study or library for quieter moments. Built-in bookcases span one wall and a period fireplace adds character. Two tall sash windows overlook the grounds and a broad opening connects this room to the drawing room, allowing the reception spaces to be used together or separately.





The additional reception room

Providing valuable flexibility within the ground floor layout, this additional reception room is suited to a variety of uses including a family room, games room, study or hobbies space. The room is situated off the entrance hall and utility, with dual windows looking out over the frontage.



The utility and bar

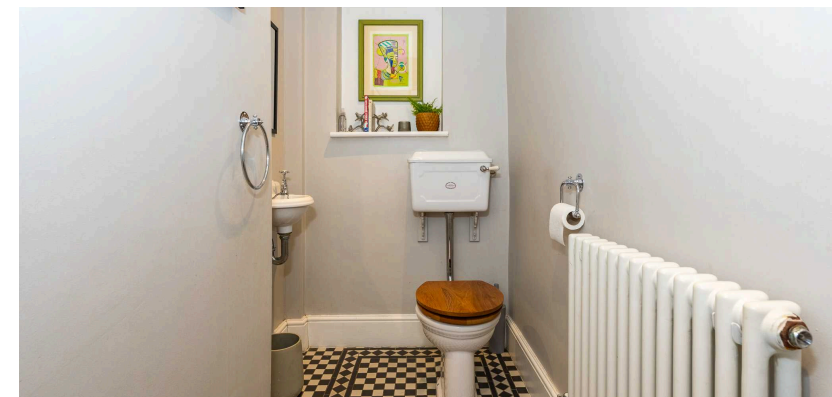
A useful service wing provides a bar and utility space to support the kitchen. The bar area features sleek cabinetry, shelving for glassware and integrated refrigeration and microwave. The adjoining utility room offers fitted units, a glazed sink and exposed brick detailing.





The entrance hall and cloakroom

The entrance hall makes a memorable first impression. A patterned tile floor leads to a fine carved staircase with turned balusters rising to the first floor. Half-glazed doors to the inner hall and a decorative ceiling rose underline the period character. Located off the open plan kitchen, dining and living area, the ground-floor cloakroom serves guests and residents. Period-style high-level WC and a small basin sit above a chequered tiled floor. The compact space is discreetly tucked off the inner lobby.





The principal bedroom

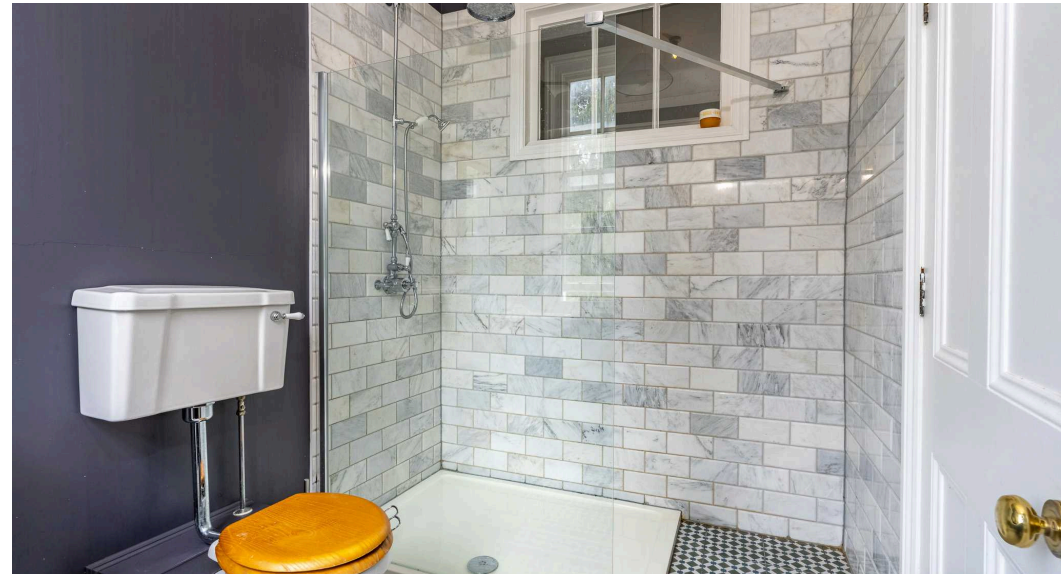
The principal bedroom is a generous retreat on the first floor. It features wide oak floorboards, a decorative cast-iron fireplace and two east-facing sash windows. The high ceiling and neutral palette create a calm atmosphere, and a door leads to a luxurious en suite bathroom.





The principal en suite

The principal en suite is both characterful and indulgent. A freestanding roll-top bath sits on a parquet floor against an exposed brick wall. A sash window, high-level WC and console basin complete the vintage-inspired look.



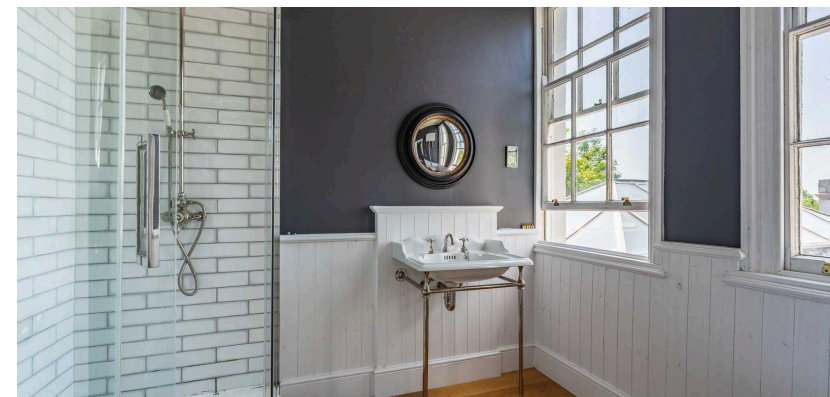
The second bedroom and en suite

The second bedroom is another spacious double room with two sash windows and a cast-iron fireplace. Its en suite offers a walk-in shower with marble tiling and mosaic flooring, together with a pedestal basin and high-level WC. The bedroom enjoys plenty of floor space for additional furniture and a seating area.



The third bedroom and en suite

The third bedroom accommodates guests or family members in comfort, with two dual-aspect sash windows and a high ceiling. Its en suite includes a curved glass shower enclosure clad in brick-pattern tiles, a console basin, WC and panelled wainscoting over an oak floor.





The fourth bedroom and en suite

The fourth bedroom continues the generous proportions of the first floor. A decorative cast-iron fireplace adds period charm alongside dual sash windows. The tiled en suite features a corner shower, modern vanity and WC.



The fifth bedroom

The fifth bedroom occupies part of the top floor under the eaves. A dormer window provides a pleasant outlook and the sloping ceiling creates a cosy feel. There is ample floor space for bedroom furniture and storage.



The sixth, seventh and eighth bedrooms

Three further rooms on the top floor offer flexible accommodation for guests, teenagers or hobbies. Each has sloping ceilings and dormer windows, these spaces can be configured as bedrooms, studios or playrooms as required.



The second floor bathroom

A stylish second-floor bathroom serves the upper rooms. It includes a claw-foot bath, mosaic tiled floor and walk-in shower set against a blend of brick and marble walls. A gable-end window and sloping ceiling give this room character and charm. A washbasin and WC complete the space.





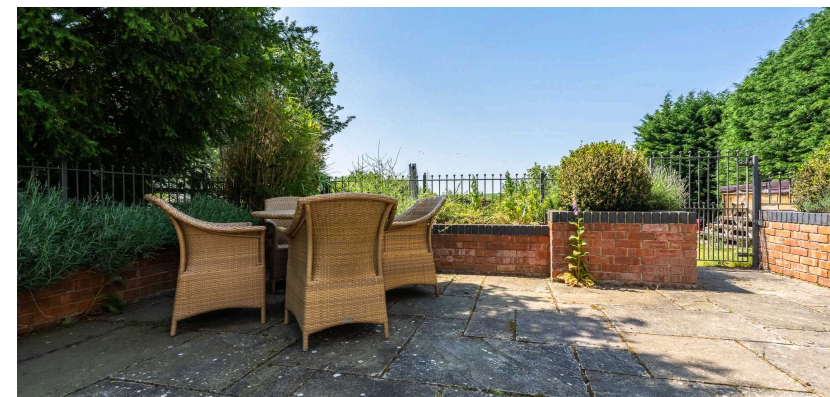
The cellar

Stone steps from the inner lobby descend to the lower ground floor cellar. Original flagstone flooring and exposed brick walls evoke the home's heritage. The cool, dry rooms provide ideal storage or potential for a wine store.



The annexe

The detached annexe provides versatile secondary accommodation within the grounds. Rendered under a pitched roof with dormer windows, it has four sets of bi-fold doors opening to a flagstone patio bordered by brick planters. An upstairs balcony overlooks the gardens, and the building is enclosed by a wrought-iron fence for privacy.





The annexe kitchen and living area

The ground floor of the annexe is open-plan, creating a spacious kitchen and living area. Timber flooring and exposed steel beams add contemporary character, while the kitchenette features wood worktops, a Belfast-style sink and integrated oven and hob. Glazed doors open onto the surrounding patio.





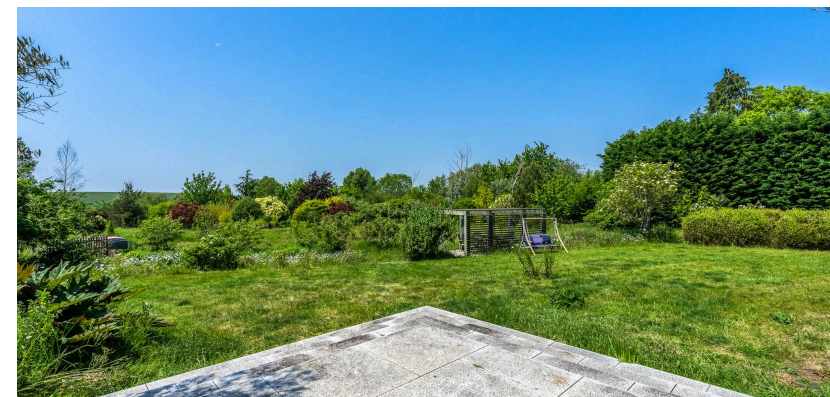
The annexe bedrooms and bathroom

Upstairs in the annexe there is a landing/home office and bedroom suite. Vaulted ceilings with roof lights and a pair of French doors open to a private balcony. A modern shower room with corner cubicle and skylight completes the annexe accommodation. The landing could also serve as a child's room if desired.



The gardens

The immediate gardens around the home are beautifully landscaped for outdoor living. A wide stone terrace wraps around the rear of the home, with broad steps leading down to the lawn and planted beds. Planters holding olive trees flank the terrace, and a fish pool with water pump sits among lush borders.



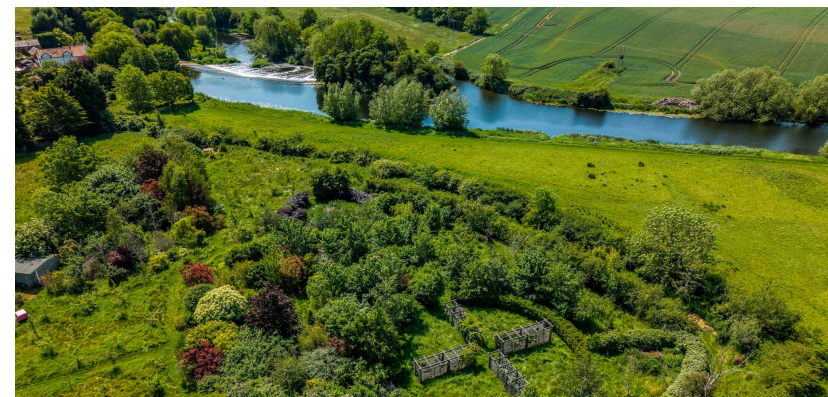


Beyond the terrace, the gardens unfold into a series of spaces and walks. An orchard of fruit trees and a vegetable garden with raised beds sit alongside a timber potting shed and two former stables. Curved and circular hedges of beech, hornbeam and hawthorn enclose wildflower meadows, while living willow arches and timber pergolas create shady paths. At the end, a deck offers views over the river's weirs and locks.



The grounds

The home's grounds extend to over two and a half acres and encompass lawns and meadow walks, leading towards the river. Manicured hedging defines pathways through wild planting and orchard trees, while evergreen screens ensure privacy. The setting adjoins open countryside with views of fields, the nearby church tower and glimpses of the river's weirs and locks, providing a haven for wildlife, flora and fauna. Curving willow tunnels give each section its own identity.







The driveway and parking

The home is approached via tall wrought-iron gates set between brick piers. A tree-lined and lavender-bordered drive leads through the grounds to a generous block-paved parking area in front of the stucco façade. The symmetrical five-window front with dormer windows and a Tuscan-columned entrance provides an elegant welcome.

Location

The Old Rectory sits in the traditional heart of Welford-on-Avon, adjoining the parish church and other period properties. This sought-after village has a thriving community with cricket, football and bowls clubs, a garden club, general store, three public houses, a hairdresser and a well-regarded primary school. There is an 18-hole golf course close by and a network of bridleways and footpaths through the surrounding countryside. Nearby Stratford-upon-Avon offers shopping, dining and cultural attractions. The area provides a choice of state, grammar and independent schools and has road and rail links to Warwick, Birmingham and London.

Services

The property benefits from mains electricity, water and drainage. There is also oil-fired central heating and gas cylinders in the garage.

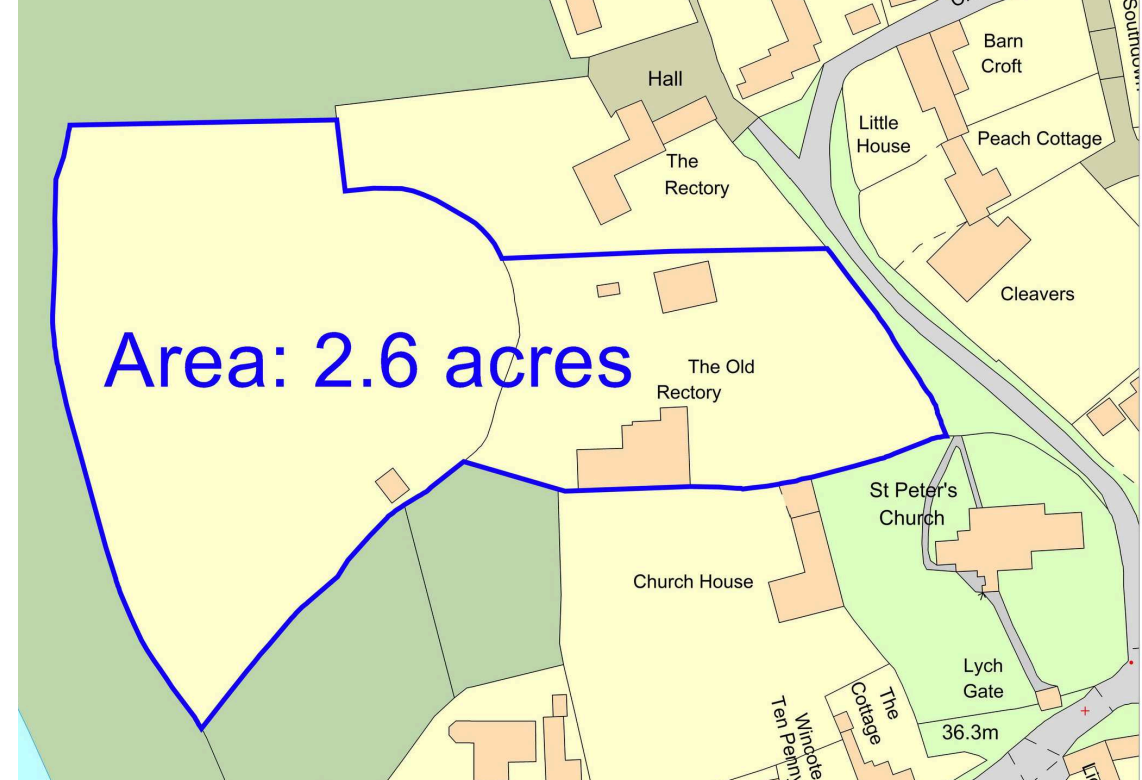
Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

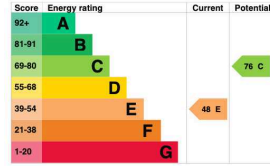
The Council Tax for this property is Band H



Church Lane, Stratford-upon-Avon, CV37



The Old Rectory EPC



The Annexe EPC



Approximate Area = 5157 sq ft / 479.1 sq m

Limited Use Area(s) = 428 sq ft / 39.8 sq m

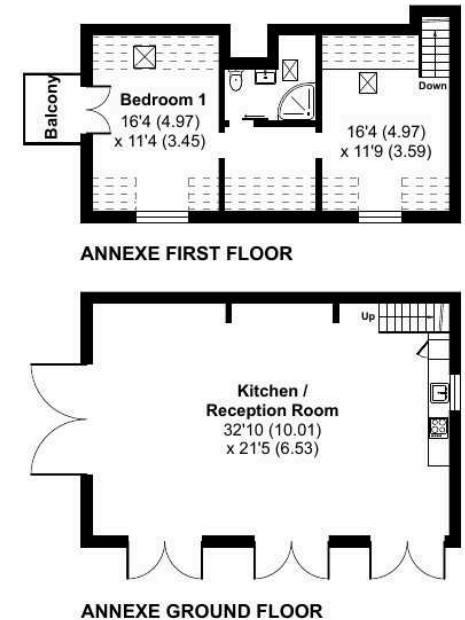
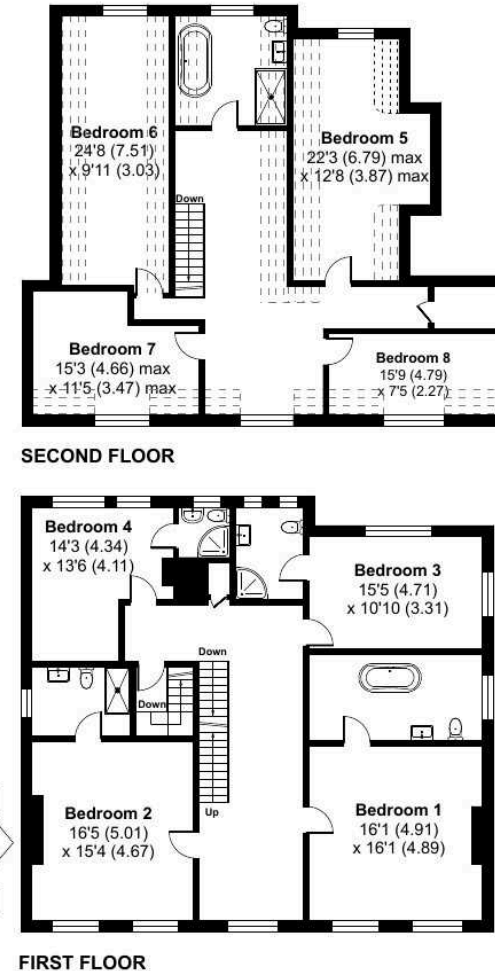
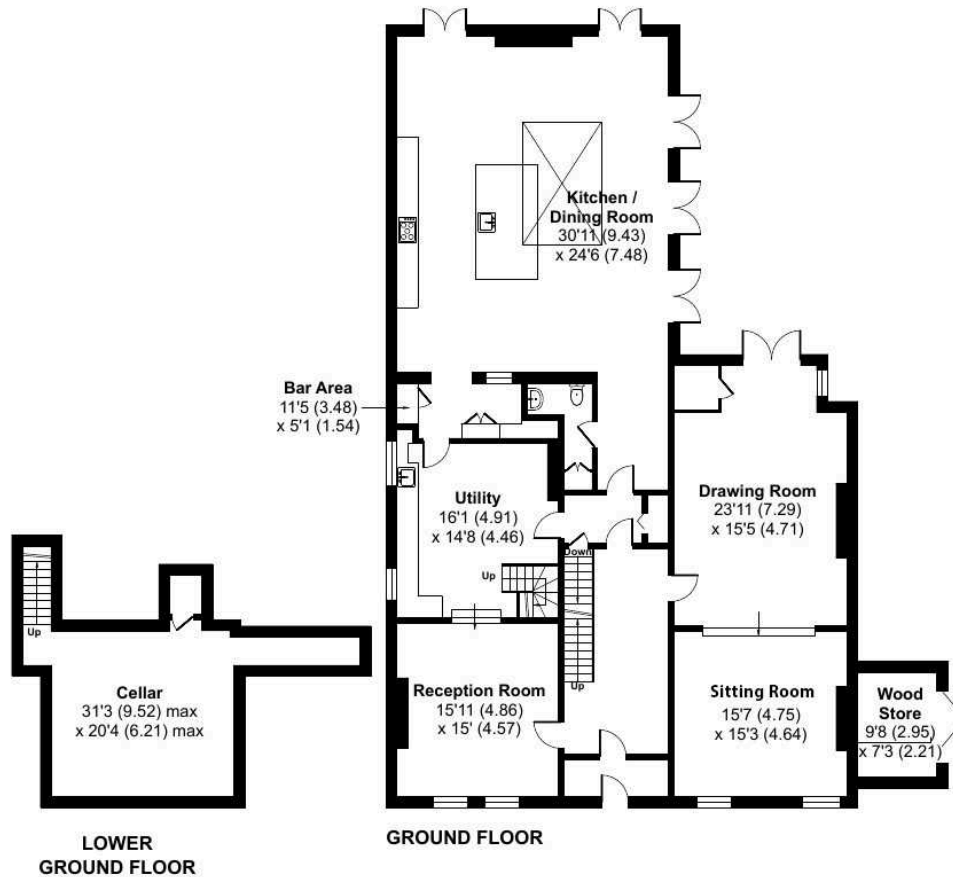
Annexe = 1160 sq ft / 107.7 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 6815 sq ft / 633.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Andrew Grant. REF: 1456008



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