Headland Close, Welford on Avon

Stratford-upon-Avon, CV37 8EU

Jeremy McGinn &Co

Available at
Guide Price £585,000

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A beautifully presented and substantially remodelled four-bedroom link-detached family home, pleasantly positioned within a cul-de-sac in the highly sought-after village of Welford-on-Avon. The property combines generous, versatile accommodation with an excellent village setting, within walking distance of a range of local amenities including the village shop, well-regarded school, three pubs and golf course.

Set back behind a generous block-paved and gravelled driveway providing off-road parking for approximately four to five cars, (with EV charging point) the house has undergone comprehensive remodelling and extension to create a particularly impressive and practical family home. Further benefits include gas central heating and uPVC double glazing.

The ground floor is arranged around a welcoming reception hall and offers excellent flexibility, with a comfortable sitting room together with a separate living/dining room featuring a log-burning stove. At the rear, the extended breakfast kitchen forms the true heart of the home, providing an excellent space for everyday family life and entertaining, complemented by a range of integrated appliances. A separate utility room and guest cloakroom/WC complete the ground-floor accommodation.

Upstairs, a spacious landing gives access to the principal bedroom, which benefits from fitted wardrobes and its own en-suite shower room. There are three further good-sized bedrooms, making the property equally well suited to a growing family, home working or visiting guests, together with a well-appointed four-piece family bathroom.

Outside, the property continues to impress with a large, predominantly lawned rear garden, offering plenty of space for children, gardening and recreation. A paved terrace adjoining the house provides an ideal setting for alfresco dining and summer entertaining.

Tax Band: C

Council: Stratford on Avon District Council

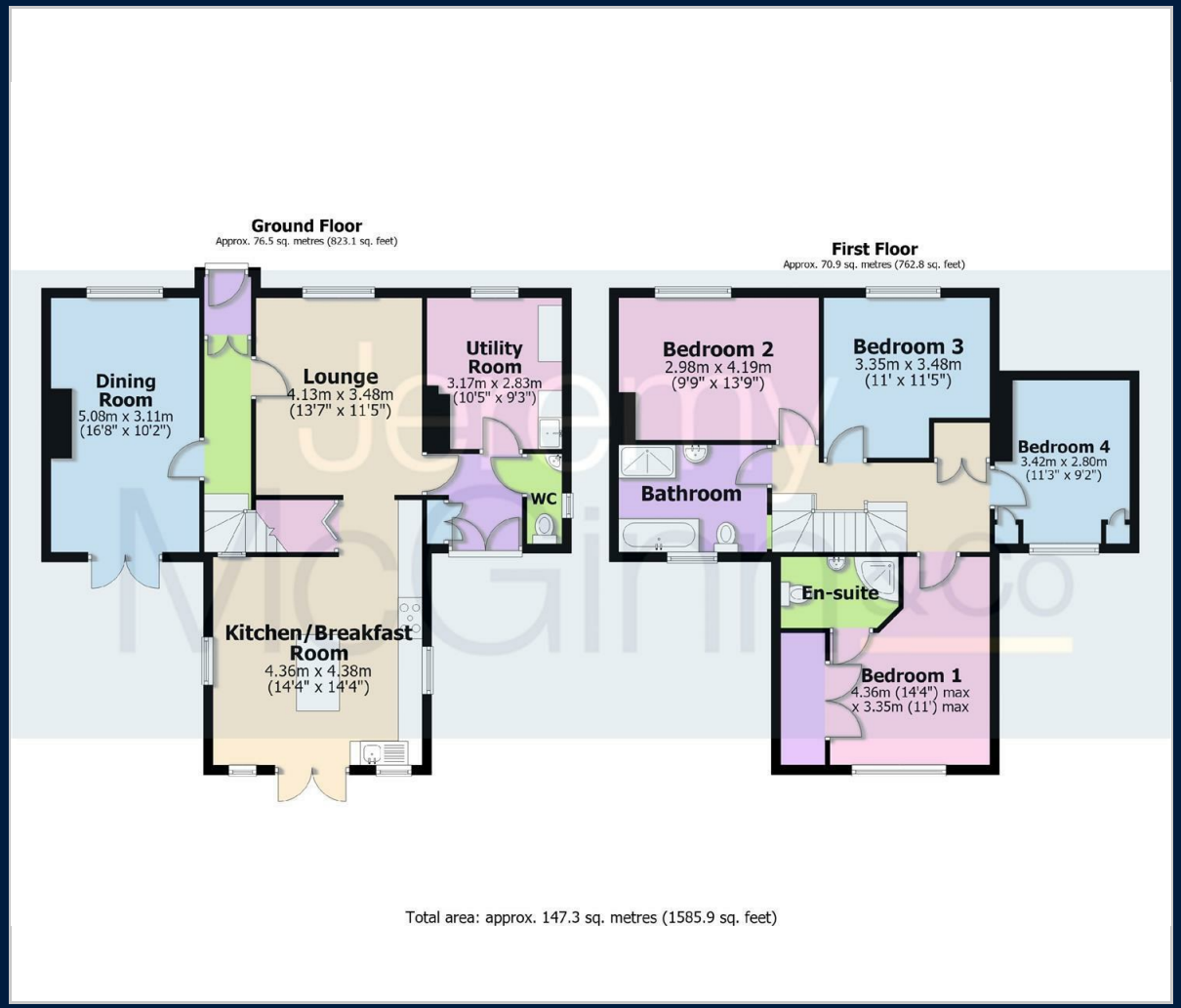
Tenure: Freehold

Altogether, this is a spacious and thoughtfully improved family home offering an appealing combination of village life, generous parking, versatile accommodation and a substantial rear garden in one of the area's most desirable locations.

Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year.

Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Floor Plan



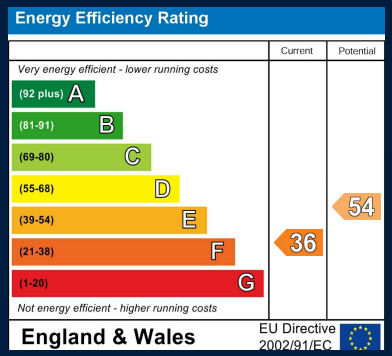
Map

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.

Energy Performance



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