



CEDAR GATES
WELFORD ON AVON | WARWICKSHIRE



WELCOME

Set behind electric gates and occupying a plot of just under half an acre, Cedar Gates is a beautifully transformed village home that combines generous family accommodation with exceptional privacy and modern efficiency.

Located in the heart of highly sought-after Welford-on-Avon, this house enjoys a wonderful balance of countryside tranquillity and everyday convenience. Boundaries of mature hedging, established gardens and a secure gated entrance create an immediate sense of arrival and

privacy, whilst this home's substantial accommodation offers a house designed entirely around modern living.

The current owners were originally drawn to Cedar Gates by its location, generous plot and untapped potential.

Over the last eleven years, they have undertaken a remarkable transformation, converting what was once a modest three-bedroom home into an impressive four-bedroom detached residence of significant quality and scale.



THROUGHOUT THE HOUSE
THERE IS A FEELING OF SPACE,
LIGHT AND PRACTICALITY.
EVERY IMPROVEMENT
HAS BEEN CAREFULLY
CONSIDERED, CREATING A
HOME THAT FEELS BOTH
ELEGANT AND EFFORTLESSLY
FUNCTIONAL.

DESIGNED AROUND MODERN LIVING

At the centre of Cedar Gates sits a superb family kitchen measuring 30ft by 21ft, with central island designed to bring people together.

Fitted with granite worktops, a Rangemaster cooker and underfloor heating, the kitchen combines practicality with timeless style. It is a space equally suited to busy family mornings, relaxed weekend breakfasts and entertaining on a larger scale.

The surrounding reception spaces flow naturally from one room to another, providing excellent flexibility for modern family life. Large windows allow natural light to pour in throughout the home, whilst the generous room proportions create an atmosphere that feels both welcoming and refined.





Whether hosting family gatherings, celebrating special occasions or simply enjoying quieter evenings after a long day with a G & T, Cedar Gates offers a layout that adapts effortlessly to every stage of life.

AND SO TO BED...

Upstairs the bedroom accommodation has been thoughtfully designed to provide comfort, privacy and flexibility in equal measure.

All four bedrooms benefit from their own en-suite facilities, creating a level of luxury rarely found in family homes. Each room offers generous proportions and a calm, peaceful atmosphere, making them ideal spaces to retreat and unwind.

The principal suite is particularly impressive, offering the privacy and comfort expected of a home of this calibre, while the remaining bedrooms provide excellent accommodation for family members and guests alike.

With every en-suite updated as part of the property's extensive refurbishment programme, the sleeping accommodation feels every bit as polished as the living spaces below.







INTO THE GARDEN

The gardens are a key part of what makes Cedar Gates so special.

Extending to almost half an acre, the grounds provide a wonderful sense of privacy and space. Expanses of lawn, mature planting and established boundaries create an attractive backdrop throughout the seasons, whilst the secure electric gates and generous driveway provide ample parking space.

A substantial garden outbuilding currently provides valuable storage space but also offers exciting potential for use as a summer house, garden studio, hobby room or work-from-home space, depending on a new owners' requirements.

The mature well-tended garden is equally suited to family life, entertaining and simply enjoying the peace and quiet that comes with such a desirable village setting. From summer gatherings on the lawn to quieter moments overlooking the gardens, Cedar Gates offers an enviable connection between home and outdoors.



LIVING IN A VILLAGE TO CALL HOME

Welford-on-Avon has long been regarded as one of Warwickshire's most desirable villages, combining a thriving community atmosphere with beautiful countryside surroundings.

Perfectly positioned for Stratford-upon-Avon and the wider region, the village offers an enviable balance between rural charm and everyday convenience. Scenic riverside walks, local amenities and the renowned Bell Inn are all close at hand, helping to create a lifestyle

that is as appealing as the home itself.

For the current owners, the combination of excellent neighbours, village spirit and easy access to the surrounding countryside has made Cedar Gates an exceptional place to call home.

Elegant, private and beautifully improved throughout, Cedar Gates presents a rare opportunity to acquire a substantial family home in one of Warwickshire's most sought-after village locations.



WHERE TO GO WHEN YOU NEED:



Weekly Shop & Milk: For anything you need or have forgotten the Maypole Store and Post Office on Welford High Street is open 6am-9pm. For the weekly shop, four miles away in Stratford-upon-Avon, there is a large Waitrose, Tesco, Morrisons and an M&S. There is also a Co-op in Bidford-on-Avon and another Waitrose supermarket in nearby Alcester.



Golf: Keen golfers have plenty of options to choose from. Just outside the village there is the Welford-upon-Avon Golf Club. Other golf courses nearby include Stratford-upon-Avon Golf Club and Bidford Grange with beautiful views of the surrounding countryside.



Gym/Fitness/Sport: If you want to keep fit there is Bidford-on-Avon Crossfit, Bannatyne Health Club & Spa Wildmoor, Prime Studio, Dodwell, as well as a range of other gyms in Stratford-upon-Avon four miles away. For those who like to take to the air there is The Bidford Gliding and Flying Club within a ten-minute drive.



Walks: There are several walks in the neighbourhood including The River Avon walk following the river east to The Greenway and looping back to Welford and there is the Colletts Wood and Pond loop, an intermediate hiking tour. Additionally, there are many recognised trails encompassing Welcombe Hills and Clopton Park as well as around Mickleton, Hidcote Boyce and Hidcote Manor.



Dinners and Drinks: Favourite places to wine and dine in the village include: The Bell, within walking distance, The Four Alls, on the banks of the river, serving the best pizzas in the locality and The Bridge at Bidford-on-Avon.



Schools: Close to Cedar Gates the village school, Welford-on-Avon Primary, is well regarded and has a nursery. Secondary schools include Stratford-upon-Avon Girls' Grammar School and King Edward VI School within three miles distance. In the private sector there is Stratford Prep, The Croft Prep, King's High School and Warwick School to choose from.



Approximate Areas
 Gross Internal Area:
 3880 sq.ft / 360 sq.m
 Open to Below:
 62 sq.ft / 6 sq.m
 Garage:
 535 sq.ft / 50 sq.m
Overall Totals:
4477 sq.ft / 416 sq.m



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THE FINER DETAILS

- Four En Suite Bedrooms
- Heat Pump Heating
- Underfloor Heated Kitchen
- Plot Approaching Half an Acre
- Garden Studio Potential
- Ample Private Parking
- EPC Rating C



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01242 384444 | contact@stowhillestates.com



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