



Two Acre Lane, Welford on Avon

Stratford-upon-Avon, CV37 8GD

Jeremy
McGinn & Co

Available at Offers Over £1,000,000

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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.

A substantial detached double garage/workshop incorporates a boarded loft space which offers excellent potential for conversion into a self-contained annexe or home office, subject to the necessary consents. 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

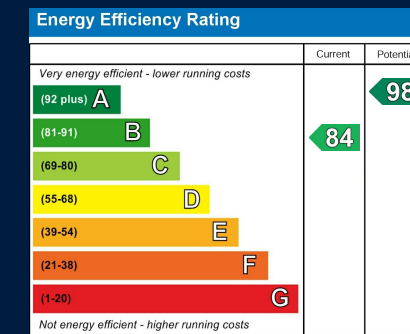
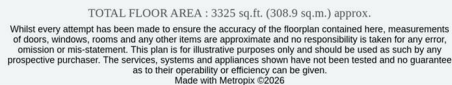
Tenure: Freehold

Money Laundering Regulations – Identification Checks

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





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