Connells

Hunt Hall Lane
Welford On Avon Stratford-Upon-Avon

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Welford On Avon Stratford-Upon-Avon CV37 8HF

for sale
£145,000

Property Description

A well-presented two-bedroom residential park home, ideally situated in the desirable village of Welford-on-Avon. The property enjoys a convenient location within close proximity to local shops, traditional pubs and a well-regarded primary school, making it perfect for those seeking village life with everyday amenities close at hand.

Excellent transport links provide easy access to nearby towns and surrounding areas, while the beautiful Cotswolds countryside is just a short drive away, offering plenty of opportunities for walking, dining, and days out.

This lovely park home is ideal for those looking for peaceful residential living in a popular and well-connected Warwickshire village.

Entrance

The entrance hall provides a welcoming first impression, offering a bright and practical space with direct access into the main living accommodation. A distinctive front door featuring decorative stained-glass panels allows natural light to filter through while adding character and charm.

There is ample space for occasional furniture and storage, creating a functional area for coats and shoes. The hallway flows seamlessly into the living room, enhancing the sense of openness and connectivity within the home.

Neutral finishes and soft flooring contribute to a warm and inviting atmosphere, making this an attractive and well-proportioned entry point to the property.

Lounge/Diner

This charming and well-proportioned living room diner offers a warm and welcoming space for both relaxation and entertaining. Flooded with natural light from large picture windows, the room enjoys pleasant views over the surrounding greenery, creating a bright and tranquil atmosphere throughout the day.

The seating area is centred around an attractive feature fireplace with a painted surround, providing a cosy focal point. Neutral décor is complemented by plush carpeting, allowing the space to feel both comfortable and stylish, while the layout flows naturally into the dining area.

The dining section benefits from additional natural light and features characterful details including decorative stained-glass panels to the door, enhancing the room's unique appeal. This versatile open space is ideal for everyday living as well as hosting friends and family, with ample room for both lounging and dining furniture.

Overall, the living room diner combines space, light, and character, making it a standout feature of the home.

Kitchen

The kitchen is a well-arranged and functional space, thoughtfully designed to maximise storage and work surfaces. Fitted with a range of white wall and base units, the room provides ample cupboard space,

complemented by contrasting worktops that add definition and practicality.

A large window above the sink allows plenty of natural light to flood the room, while offering pleasant views of the surrounding greenery. The kitchen is equipped with space for essential appliances, making it well suited for everyday use.

Practical tiled flooring enhances durability, while the neutral colour palette creates a bright and welcoming feel. Additional features include generous counter space for food preparation and room for freestanding appliances or storage as required.

Overall, this kitchen offers a comfortable and efficient layout, ideal for day-to-day cooking and household tasks.

Shower Room

The shower room is neatly presented and fitted with a suite comprising a low-level WC, pedestal wash hand basin, and a generous walk-in shower enclosure with glazed sliding doors. The shower area provides ample space and benefits from a practical, easy-access design.

A frosted window allows natural light to fill the room while maintaining privacy, creating a bright and airy feel. Neutral wall finishes and light-toned fittings contribute to a clean and functional aesthetic, ideal for everyday use. The bathroom also houses a combi-boiler and a useful airing cupboard, providing practical storage and services.

Bedroom One

Bedroom One is a well-proportioned and inviting double bedroom, offering a calm and comfortable retreat. The room is attractively decorated in soft, neutral tones, creating a relaxing atmosphere suitable for restful living.

A large window allows an abundance of natural light to fill the space while providing pleasant outlooks, enhancing the bright and airy feel. The bedroom comfortably accommodates a double bed along with bedside furniture and additional storage, making it both practical and spacious.

Further features include fitted carpeting underfoot and overhead lighting, completing a neatly presented room ideal for everyday use. Overall, Bedroom One offers a generous and serene sleeping space with ample scope for personalisation. There is also a book shelf that can be removed to make more space if required.

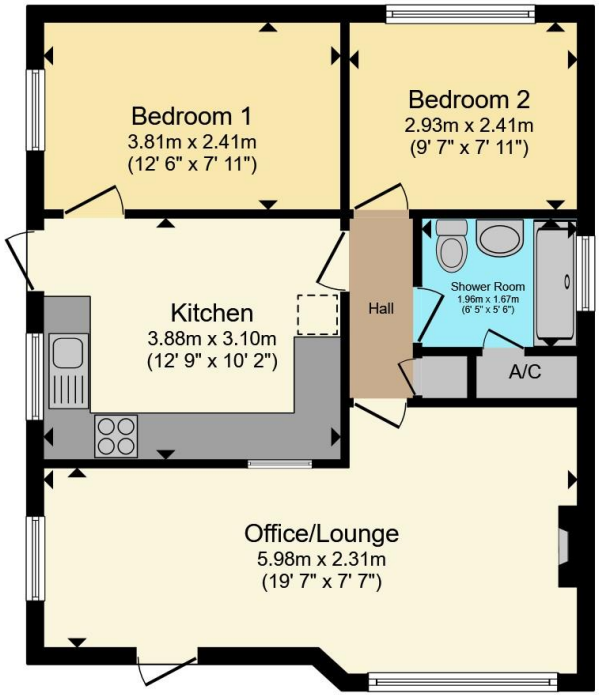
Bedroom Two

Bedroom two is generously proportioned, matching the size of bedroom one, and benefits from a large window that allows plenty of natural light to fill the room. The light carpeting adds warmth underfoot while enhancing the bright, airy feel. This well-presented space offers a comfortable and versatile room, ideal for use as a double bedroom, guest room, or home office.

Garden

The property is complemented by a beautifully established and private garden, offering a tranquil outdoor retreat surrounded by mature trees and well-stocked planting. Thoughtfully landscaped, the garden features winding pathways, ornamental borders, and a variety of shrubs, flowers, and greenery, creating interest throughout the seasons.

A raised decking area provides an ideal spot for outdoor seating and relaxing, while a paved patio area offers further space for entertaining or enjoying the peaceful surroundings. The garden benefits from a high degree of seclusion, enhanced by



7th Floor

Total floor area 55.9 m² (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108783

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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