



2 MILCOTE CLOSE

Welford-on-Avon, Warwickshire



AN ATTRACTIVE AND BEAUTIFULLY APPOINTED FAMILY HOME

Situated in the sought-after village of Welford-on-Avon with a double garage and spacious garden

Summary of accommodation

Entrance hall | Sitting room | Kitchen/breakfast room | Dining room | Utility | WC

Four bedrooms (two en suite) | Family bathroom

Outside: Double garage | Home office

Distances: Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 14 miles,
Honeybourne Station 10 miles, Leamington Spa 16 miles, M40 (J15) 11 miles

(All distances and times are approximate)

SITUATION

Welford-on-Avon is a highly desirable village, located just 4 miles southwest of the historic town of Stratford-upon-Avon. The village itself boasts an array of amenities, including a local convenience shop, church, chapel, village hall, hairdresser, marina, and the prestigious Welford Bowling Club. Residents can also enjoy a round at the local golf course or dine at one of the village's three renowned gastro pubs and restaurants.

Families will appreciate the strong sense of community and the highly regarded Welford Primary School, which is within walking distance of the property. The area offers a wide range of excellent state, private, and grammar schools, including The Croft Preparatory School, Stratford-upon-Avon Grammar Schools and Alcester Grammar School. The renowned Warwick School, King's High School for Girls, Warwick Prep School and Warwick Junior School are also within easy reach.

Welford-on-Avon benefits from an active cricket and football club and is home to the country's second-largest Maypole. The region also provides easy access to the cultural hub of Stratford-upon-Avon, famous for its theatres and Shakespearean heritage, and offers a diverse selection of shops, restaurants, and pubs.

For commuters, the location is exceptionally well-connected, with the A46, M40, and M42 motorways nearby, providing quick access to the wider road network. Stratford-upon-Avon and Stratford Parkway stations offer regular rail services to Birmingham Snow Hill and Leamington Spa, with onward connections to London Marylebone.

The area also caters to leisure enthusiasts with horse racing events at Stratford-upon-Avon, Warwick, and Cheltenham, and several nearby golf courses, including Welford, Bidford-on-Avon, and Stratford-upon-Avon. The property is opposite Welford-on-Avon golf course and further benefits from many countryside walks at the doorstep.





THE PROPERTY

Forming part of an exclusive, modern development in Welford-on-Avon, 2 Milcote Close was constructed by Spitfire Homes as part of their “Bespoke Collection” and is one of ten luxury homes in a quiet cul-de-sac on the edge of the village. The property offers underfloor heating to the ground floor, NHBC warranty, a premium alarm system installed by the current owners, and immaculately maintained private roads and public open spaces under a management company.

The front door opens into a welcoming reception hall with engineered oak flooring and a beautiful staircase rising to the first floor. To the right-hand side lies the charming sitting room with a fireplace housing a wood burning stove and a large window providing lovely, southerly views. The entrance hall continues to the impressive kitchen/breakfast room, featuring an extensive range of base and wall mounted units, generous work surfaces, a central island and an array of integrated NEFF and Siemens appliances, creating an ideal space for cooking, dining and entertaining. The adjoining dining room offers a more formal entertaining area with glazed bifold doors providing access to the garden, while the living area accessed from the kitchen provides further access to the garden through a set of French doors. A spacious utility room, with space for a washing machine and dryer, and cloakroom complement the ground floor accommodation, alongside an integrated double garage offering excellent storage and workshop potential, with scope for a variety of alternative uses, subject to obtaining the necessary planning consents.

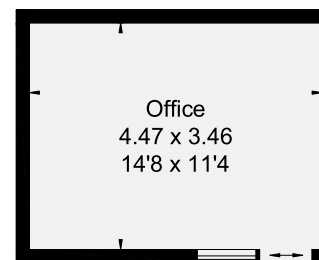
The first floor is arranged around a bright and airy central landing and provides excellent family accommodation. The principal bedroom benefits from a beautifully appointed en suite bathroom and fitted storage. A second double bedroom also enjoys an en suite shower room, and two further generously proportioned bedrooms are served by a well-appointed family bathroom. All bedrooms offer a different aspect of the garden and delightful surrounding landscape.



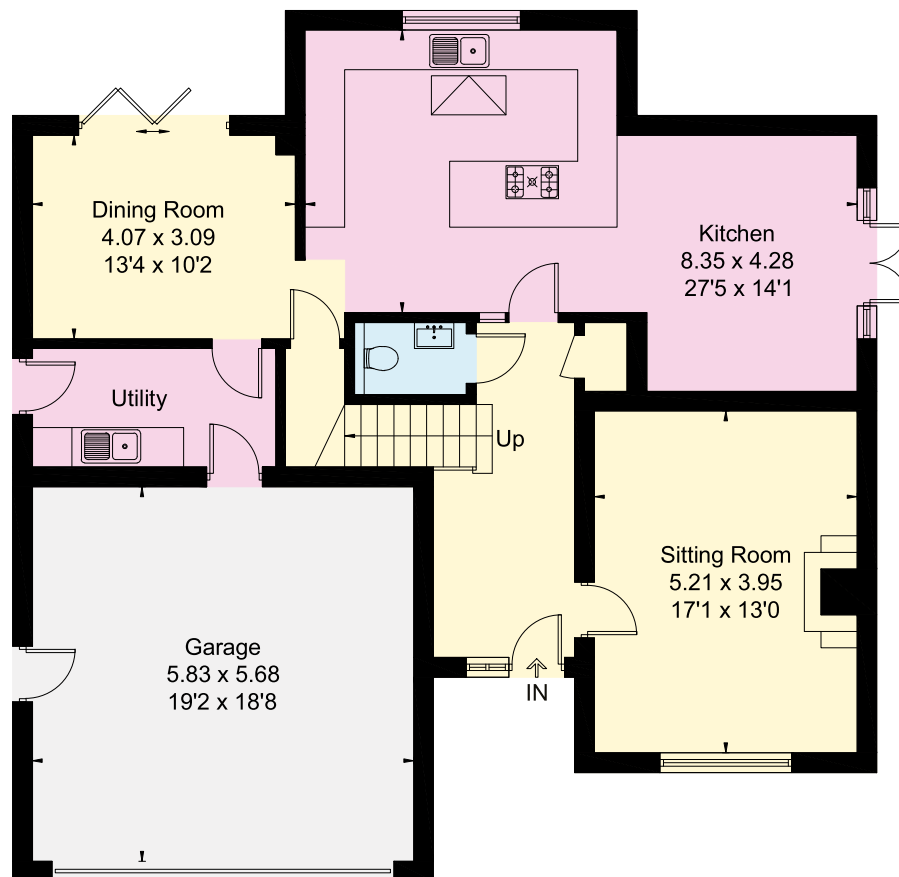




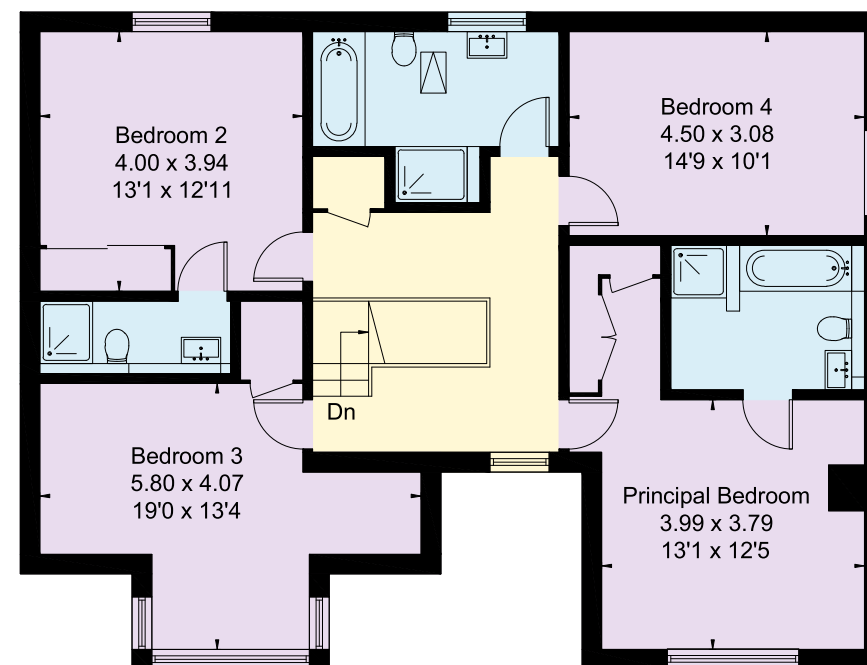
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 236.5 sq m / 2546 sq ft (Including Garage)

Office = 15.3 sq m / 165 sq ft

Total = 251.8 sq m / 2711 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

The property is approached via a private driveway providing ample off-road parking and access to the integrated double garage, with the benefit of an EV charging point and electric doors.

A generous stone paved patio adjoins the rear of the property, providing an ideal space for outdoor dining and seamlessly connects the indoor and outdoor living areas. Beyond, a well-kept level lawn is enclosed by a combination of attractive brick walling, fencing and mature planting, creating a high degree of privacy.

A particular feature of the garden is the contemporary detached garden studio, offering versatile ancillary accommodation suitable for a variety of uses including a home office, gym, studio or games room. Adjacent to the studio is a covered seating area, creating a delightful space for relaxing and entertaining throughout the seasons.



PROPERTY INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Electric heating by air source heat pump. Full fibre broadband connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale; all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3Words: ///analogy.latest.proclaims

Tenure: Freehold

Local Authority: Stratford on Avon District Council: 01789 267575

Council Tax Band: G

EPC: B

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

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Date: 22 July 2026
Our reference: STR012618973

2 Milcote Close, Welford on Avon, Stratford-upon-Avon, CV37 8JS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,195,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully



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