



VAUGHANREYNOLDS
ESTATE AGENTS

5 Badgers Close
Welford On Avon, CV37 8FA



The Property

Nestled in a highly desirable modern development built by Messer's Spitfire Homes in 2016, this impressive, detached residence is set in a prime location and features an abundance of high-quality finishes throughout. Designed for flexible living, the heart of this turn-key home is a generous kitchen/dining area, making it an ideal space for families or those looking to downsize, all while enjoying low-maintenance living with easy access to Stratford upon Avon and its many attractions and amenities.

The welcoming reception hall features a stylish oak and glazed framed staircase, tiled flooring throughout, and panel doors leading to a WC and cloakroom. The cozy living room includes a log burning fire and doors to the rear garden. A separate study offers the perfect environment for remote work or hobbies, complementing the fantastic open-plan family dining kitchen. This kitchen is well-equipped with ample storage, sleek quartz work surfaces, and a range of branded appliances, seamlessly connecting to a spacious dining area with bi-folding doors that open to the garden. Additionally, there is a practical utility/boot room.

On the first floor, a spacious landing leads to three double bedrooms and a chic principal bathroom, fitted with a contemporary white suite that includes a panel bath, separate shower, WC, and wash hand basin. Two well-appointed en-suite shower rooms are also available.

Outside, the property features extensive parking for multiple cars at the front and a low maintenance rear garden, primarily laid to lawn with mature planted borders and paved terrace to maximize the south facing orientation. There is gated access to the side, leading to a spacious double garage with electrically operated doors at the front, complete with power and lighting.







The Location

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne and Stratford-upon-Avon. The village is four miles south-west of Stratford-upon-Avon and about 12 miles away from Junction 15 of the M40 motorway.

The population has increased over recent years, but careful planning has kept the village comparatively unspoilt, which is a major factor in its considerable popularity. Local amenities include a general store, church and three public houses, including the renowned Bell Inn, voted best country inn of the year. There is an Ofsted rated 'Outstanding' primary school, as well as excellent schools in the state and private sectors, including Stratford Grammar School for Girls and King Edward VI for Boys in nearby Stratford-upon-Avon.

The village has an active sporting community including cricket teams, football teams and a bowls club (indoor and outdoor). Local leisure facilities including an 18 hole golf course, walking and cycling routes, including the famous Greenway Trail into Stratford-upon-Avon. There is also a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.





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Total area: approx. 194.1 sq. metres (2089.1 sq. feet)
 DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase. Service charge of £160 per annum applicable to the development payable six monthly.

Services: Mains water, electric and drainage are connected. Air source heat pump - underfloor heating for ground floor, radiators to first floor.

Local Authority: Stratford, Council Tax Band G

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