



## BRIAR RIGG

Hollis Grove, Welford-on-Avon, Stratford-upon-Avon, Warwickshire



# A FIVE BEDROOM DETACHED, SECLUDED MODERN PROPERTY

At the end of a cul-de-sac of four exclusive homes, with an attractive outlook and detached garage with gym and games room.



Local Authority: Stratford-on-Avon

Council Tax band: H

Tenure: Freehold



## SITUATION

Briar Rigg is ideally positioned near the centre of the sought-after Warwickshire village of Welford-on-Avon, a short walk from the popular Bell Inn. The village lies approximately 4.4 miles southwest of Stratford-upon-Avon and benefits from a vibrant community and an excellent range of amenities, including a village store with post office, butcher, public houses, parish church, marina, cricket and bowls clubs, and an 18-hole golf course.

Stratford-upon-Avon offers renowned cultural attractions, shopping, dining and leisure facilities. There is a highly regarded primary school in Welford-on-Avon, with a wide selection of excellent state, private and grammar schools nearby.

Birmingham International Airport is about 28 miles away, with fast rail links to London from Warwick Parkway and Coventry. Racing is available at Stratford-upon-Avon, Warwick and Cheltenham, and several golf courses are located close by.









## THE PROPERTY

The property was built faced in handmade bricks, under a tiled roof, in 2019 by a respected local developer, and benefits from the remaining term of its NHBC warranty. The current owners have further enhanced the original high-specification finish with a series of thoughtful upgrades, creating a superb turnkey home ideal for buyers seeking modern luxury.

The property has solid oak doors, underfloor heating to Karndean ground floors, and a wonderful kitchen with quartz tops and AEG integrated appliances including three ovens, induction hob, dishwasher, coffee machine and full-height fridge-freezer and island, opening to a family space with bi-fold doors opening on to the west-facing rear garden patio, as do the dining room and sitting room, which has a wood-burning stove. Study with built-in oak furniture.

The oak staircase rises to the first floor, which has five generous bedrooms, three with en suite shower rooms and a luxurious family bathroom.







## OUTSIDE

Approached by wrought iron electric gates to the garage and block paved parking area. A lawned area beside the garage could provide additional parking if required. The detached garage and wood store have been adapted to include garaging for one car, a ground-floor gym and an external staircase that rises to a first-floor games room and bar with TV, lounge seating and pool table with WC.

Behind the house is a lovely patio, and the garden, although not large, is well-stocked and private, lawned and with borders and shrubs and magnolia.

A gazebo houses a delightful hot tub. Pleached hornbeam trees offer privacy to the garden.







### Services

Mains electricity, water and drainage are connected to the property. LPG gas central heating. Solar panels for hot water

Directions (CV37 8GB)

What3words

///match.rejoins.dashes



Approximate Floor Area = 255.2 sq m / 2747 sq ft  
 Outbuilding = 57.6 sq m / 620 sq ft (Including garage)  
 Total = 312.8 sq m / 3367 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #107169

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. (ID767266)



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Date: 23 April 2026  
Our reference: STR012608294

## Briar Rigg, Hollis Grove, Welford on Avon, Stratford-upon-Avon, CV37 8GB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,535,000.

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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**We'd love to help you.**

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

**KNIGHT FRANK LLP**

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V4.3 Sep 24