



**Samantha Close, Welford on Avon**  
CV37 8DT

## Available at Offers Over £620,000



Occupying a delightful position overlooking green open space, this modern double-fronted detached home sits at the heart of a small development of home, constructed by Cala Homes. The setting combines a wonderful sense of space and seclusion all within the heart of sought-after Welford on Avon.

The accommodation is both stylish and well balanced. An inviting reception hall sets the tone on arrival, with a ground floor WC providing everyday practicality. The lounge is a particular feature of the home, entered through double doors and enjoying a triple aspect that floods the room with natural light. A stone fireplace provides a warm focal point and double doors give access out to the rear garden.

The kitchen dining family room is both stylish and versatile, fitted with a comprehensive range of units and integrated appliances. There is ample space for a family dining table and further space for a seating / family area, making it ideal for everyday living, socialising and entertaining.

To the first floor, a central landing with airing cupboard gives access to four well-proportioned double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and a modern en-suite shower room, with the further three doubles being serviced by the well-appointed family bathroom.

Outside, the rear garden is a real highlight, featuring mature shrubs and planting, spacious lawn, patio area and space for a shed, which altogether creates a private and attractive space for enjoying and entertaining. To the front, the property enjoys an open, outlook across green space and a small, well-planted fore garden provides plenty of privacy and screening.

The property also benefits from a large single garage, with power, lighting and a personnel door alongside generous storage space. The property also benefits from a single driveway for off-road parking.



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We understand there is a annual maintenance charge of £814 for the private road, private drainage and landscaping.





**Tax Band: F**

**Council: Stratford District Council**

**Tenure: Freehold**

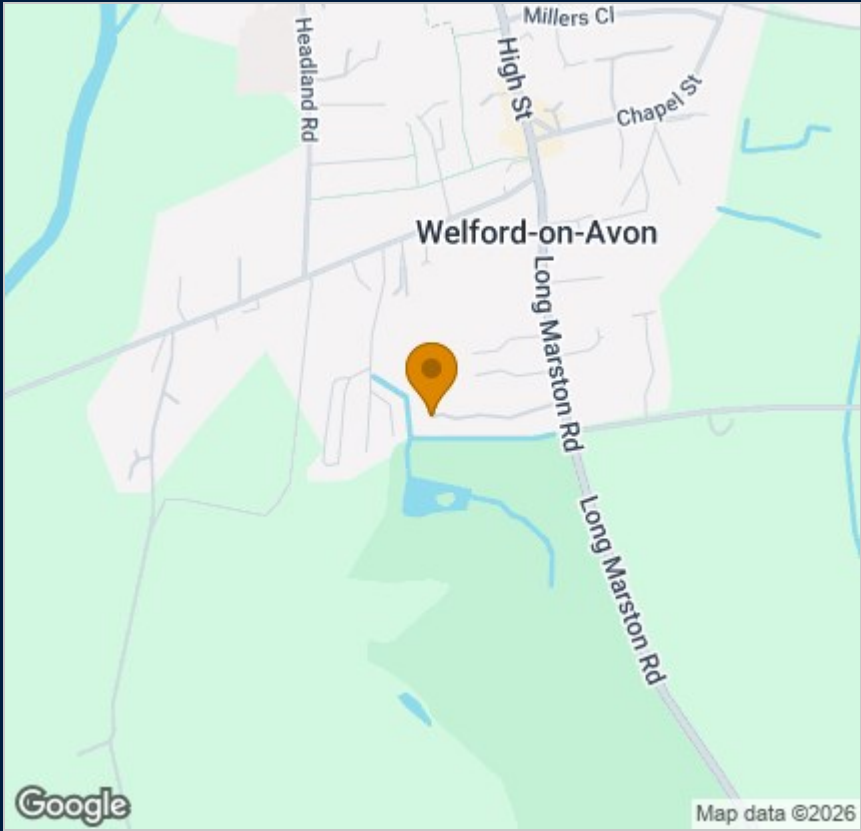
Stratford upon Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

Jeremy  
McGinn & Co

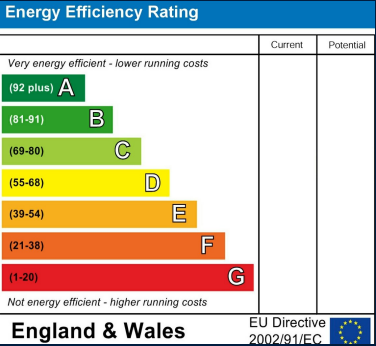
# Floor Plan



# Map



# Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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

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