



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Bluebell House, Milcote Road  
Welford On Avon, CV37 8EH

## An Exclusive Collection of Exceptional Homes

Tucked away in the very centre of the sought-after village of Welford on Avon, Welford Gate is an exclusive new development of just five exceptional detached homes, thoughtfully designed and beautifully finished. Blending contemporary luxury with timeless style, each home offers the perfect balance of village charm and modern living — an opportunity rarely found in such a desirable location.

## Distinctive Design, Effortless Single Level Living

Set within the beautifully landscaped surroundings of Welford Gate, Bluebell House is a thoughtfully designed home that balances contemporary comfort with timeless character. These mirror-image properties capture the essence of countryside living — generous, light-filled interiors that flow naturally into private, landscaped gardens.

Step through the inviting reception hall and discover a welcoming study nook, the perfect corner for reading, working, or quiet reflection. The heart of each home is its impressive L-shaped kitchen, dining and living space — a beautifully equipped open area designed for both everyday ease and effortless entertaining. Wide glazing and seamless access to the garden create a strong connection between indoors and out, allowing natural light and greenery to fill the home.

A separate boot room and utility area keeps life organised, while a stylish cloakroom adds everyday practicality. Both bedrooms are spacious doubles, each with its own luxurious en-suite bathroom. One enjoys direct access to the garden, offering a peaceful morning retreat or evening sanctuary.







Outside, tandem oak-framed carports provide sheltered parking, complementing the natural materials and craftsmanship that define Welford Gate. Surrounded by soft landscaping and private outdoor space, these homes have been designed to make the most of every moment — inside and out.

### Quality, Craftsmanship, and Comfort

Every detail of this home has been designed to enhance everyday living.

- High-speed fibre broadband (Openreach) keeps you seamlessly connected.
- An electric car charging point, air source heat system and underfloor heating ensures sustainability.
- Backed by a 10-Year Build-Zone warranty, your investment is protected with complete peace of mind.

### A Coveted Village Setting

Set within the picturesque grounds of the fully remodelled Weston House, this select enclave of homes enjoys a privileged position within easy walking distance of Welford on Avon's charming village centre. With its welcoming pubs, riverside walks, local shop, and strong community spirit, Welford on Avon is one of Warwickshire's most desirable villages — combining countryside tranquillity with excellent access to Stratford-upon-Avon and the wider Cotswolds.

### Welford Gate – Where Quality Meets Character

With its exceptional craftsmanship, high specification, and unrivalled setting, this is more than just a home — it's a lifestyle. Discover your place at Welford Gate, Welford on Avon.





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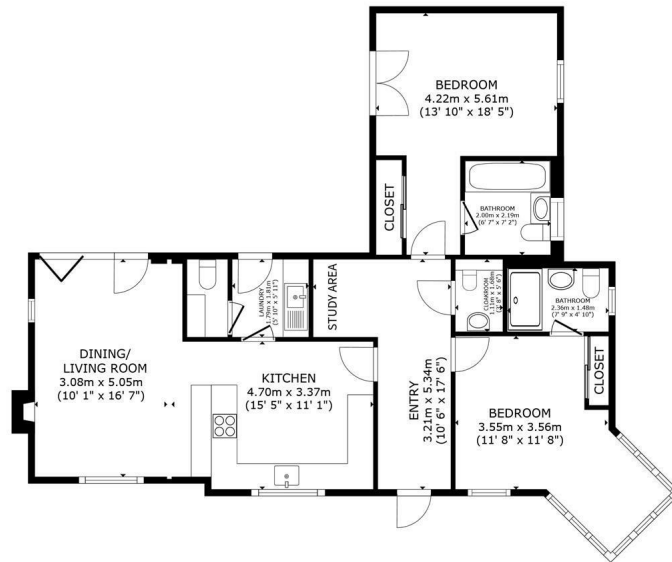
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## GENERAL INFORMATION



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 96.8 m<sup>2</sup> (1,041 sq ft.)  
TOTAL - 96.8 m<sup>2</sup> (1,041 sq ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

Services: Electric, water and drainage are understood to be connected to the property. Air Source heat pump for heating.

Local Authority: Stratford, Council Tax Band New Build

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