



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Rosemary Cottage, Chapel Street  
Welford-on-Avon, CV37 8PX





## Property Description

Situated in the heart of Welford-on-Avon, a pretty village located on the outskirts of Stratford-upon-Avon, this attractive period home has been meticulously updated and extended by the current owners. It boasts a superior level of accommodation throughout, embracing the original character of the building and more modern fittings and finishes.

Set back from the road beyond a tandem driveway, the internal accommodation in brief comprises; A pleasant sitting room with bow window to front, exposed feature brickwork, log burner in recess with oak mantel above and tiled hearth. There is a second reception room which serves as an overflow seating area, breakfast room or home office with stylish guest WC off.

The kitchen is extremely well-designed to offer ample storage and prep space, along with a neat concealed utility space with sink, plumbing for a washing machine and tumble dryer, along with additional storage. Slabtech worksurfaces complement the space, together with tiled flooring, and a semi-vaulted ceiling with velux roof windows bathes the dining area in natural light. An inner lobby with cloaks storage has a door to side allowing access to the garden.

Stairs then rise to the upper floor, where a central landing with window to side and airing cupboard provides access to a fully functioning loft room (access via a pull down ladder). The two formal bedrooms both have ample, built-in storage and the bathroom is stunning, with a high quality white suite comprising a bath with shower over, low level WC, wash hand basin in vanity unit, complementary tiling and feature exposed brickwork.











Externally, the property boasts a generous mature garden to rear, with a due south orientation, laid mainly to lawn with a paved patio area, raised flower beds and well stocked herbaceous borders. A large gravelled area with log stores abuts a further paved seating area and summer house. There is a pathway to the side that leads to the front of the property, where there is an EV charger. This path also provides rear access to the neighbouring property.

### 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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## 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 with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council, Council Tax Band D

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