



VAUGHANREYNOLDS
ESTATE AGENTS

Cherry Trees, 7 Quineys Leys
Welford-on-Avon, CV37 8PU



Property Description

Occupying a delightful position at the head of a quiet cul-de-sac in the heart of Welford-on-Avon, a popular riverside village near Stratford-upon-Avon. This highly versatile home offers a wealth of accommodation over two floors, which lends itself well to a diverse range of needs. Internal viewing is strongly recommended to appreciate the scale and potential available and the property is being offered with no upward chain.

An inviting reception hall with cloaks cupboard and stairs rising to the upper floor, leads off to a generous lounge with dual aspect windows, door set to garden and feature open fire. The kitchen is appointed with a range of storage with oak fronted cabinets and contrasting work surfaces over, incorporating a double oven, hob and extractor over. Inner patio doors then lead through to a generous garden room, which is an ideal space for occasional dining and further family / seating area. There are two further rooms to the ground floor with shower room and WC, providing additional reception space for bedrooms if required.



To the first floor, a central landing provides access to the main bedroom, which has a feature vaulted ceiling, walk in wardrobe and en-suite shower room. A further separate room provides space for a single bedroom, or possibly a generous walk-in dressing room to the master.





Externally, there is a mature garden to rear, filled with a variety of shrubs, trees and plants throughout providing a high level of privacy, terrace patio, lawns and feature recessed pond. There is an attached double garage with two up and over doors to front and parking to the fore for several vehicles.

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, butcher, 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.





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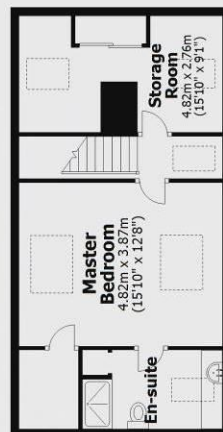
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Ground Floor
Approx. 144.4 sq. metres (1553.9 sq. feet)



First Floor
Approx. 47.3 sq. metres (508.8 sq. feet)



Total area: approx. 191.6 sq. metres (2062.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. While every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon.
Plan produced using PlanUp.

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.

Services: Mains water, electric and drainage. Oil fired central heating.

Local Authority: Stratford-upon-Avon District Council. Tax Band E.

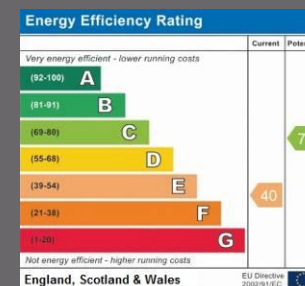
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