

VAUGHAN REYNOLDS
ESTATE AGENTS

Dahlia 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.

A Home Crafted for Modern Living

This impressive brand new 3/4 bedroom detached home, extending to approximately 2,203 sq ft, showcases exceptional design and attention to detail throughout.

At its heart lies a stunning open-plan kitchen, dining, and family room — an inviting space with a central island and high-quality integrated appliances, perfect for both entertaining and everyday family life. A separate sitting room with a log burner offers a cosy retreat for quieter moments, and a separate study serves as the ideal home working space. An equipped utility and WC completes the ground floor accommodation.

Upstairs, three generous bedrooms each provide comfort and style, with bedrooms one and two featuring ensuite shower rooms and dressing areas, creating luxurious private sanctuaries, while a third double bedroom and flexible playroom / hobbies room, or fourth bedroom provides versatility to suit your lifestyle, are serviced by a principal bathroom.









Step outside from the elegant interior into carefully composed greenery, where paving, planting and perspective work in harmony. Each garden has been designed to reflect the character of its home, balancing privacy and openness with smart use of boundaries and screening.

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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GROSS INTERNAL AREA
FLOOR 1: 1,227 sq. ft, 114 m². FLOOR 2: 1,302 sq. ft, 121 m²
TOTAL: 2,529 sq. ft, 235 m² EXCLUDED
AREA: GARAGE: 197 sq. ft, 18 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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 are understood to be connected to the property. Air Source heat pump.

Local Authority: Stratford, Council Tax Band New Build

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