



VAUGHANREYNOLDS
ESTATE AGENTS

5 Samantha Close
Welford On Avon, Stratford-Upon-Avon, CV37 8DT



The Property

Occupying a quiet and private position overlooking green open space, this modern double-fronted detached home sits at the heart of a small and highly regarded development of similar properties, constructed by Cala Homes in 2015. The setting combines a wonderful sense of space, light 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 and cloakroom providing everyday practicality. The standout lounge is a particular feature of the home, enjoying a triple aspect that floods the room with natural light throughout the day. A striking stone fireplace with inset log burner provides a warm focal point, while the open outlook enhances the feeling of calm and privacy.

The dining kitchen is both stylish and functional, fitted with a comprehensive range of units, integrated appliances, a Belfast sink, and contrasting granite work surfaces. There is ample space for a family dining table, making it ideal for everyday living and entertaining, while double opening doors lead directly out to the sheltered, south-facing garden.

To the first floor, a central landing with airing cupboard gives access to three well-proportioned bedrooms, each with large, fitted wardrobes and a contemporary family bathroom. The principal bedroom benefits from a modern en-suite shower room, and both first floor bathrooms are fitted to a high standard.

Outside, the property continues to impress. The sheltered, south-facing rear garden is a real highlight, featuring mature shrubs and established fruit trees, creating a private and attractive space for al fresco dining. While a mature natural hedge provides a wonderful sense of privacy, with the local golf course beyond. To the front, the property enjoys an open, west-facing outlook across a well-stocked pond, enhancing both privacy and setting. A small, well-planted front garden provides a charming seating area, ideal for enjoying evening sunsets.

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







The house is heated via radiators throughout, and further benefits include a mechanical heat recovery ventilation system, excellent natural light and a peaceful position within the development — a combination that is rarely available.

The 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 midlands towns of Coventry, Birmingham, Redditch, Warwick and Leamington Spa. 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 in recent years, but careful planning has kept the village 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 the 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.

Welford-on-Avon has a strong community spirit with an active sporting and social scene, including cricket, football and bowls clubs (indoor and outdoor). Leisure opportunities include an 18-hole golf course, scenic walking and cycling routes, and the popular Greenway Trail into Stratford-upon-Avon. There are also a number of clubs and societies catering for all ages — including a very popular history society and clubs for youngsters, including Cubs, Scouts, Brownies and Girl Guides.





1



3

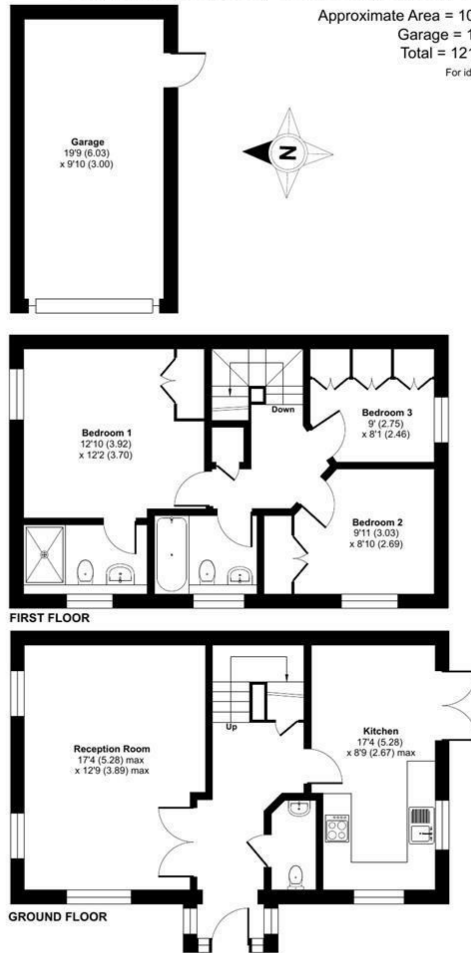


2

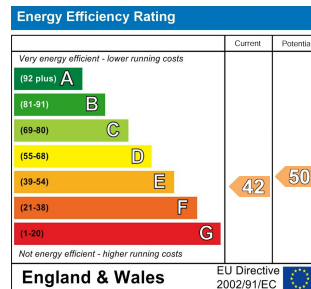


Samantha Close, Stratford-upon-Avon, CV37

Approximate Area = 1020 sq ft / 94.7 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1215 sq ft / 112.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1403649



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. N.B. There is an annual estate charge for the property of £815.00 per annum (paid half yearly).

Services: Mains water, drainage and electricity.

Local Authority: Stratford, Council Tax Band E

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk