



VAUGHANREYNOLDS
ESTATE AGENTS

Weston House,
Milcote Road, Welford on Avon, CV37 8EH
Guide Price £1,595,000



The Property

Weston House is the architectural heart of Welford Gate — an exceptional detached period residence, beautifully restored to create one of Warwickshire's most distinguished new homes. Occupying a prominent position within this exclusive collection of just five individually designed detached homes, it seamlessly combines rich local heritage with sophisticated contemporary living, offering an opportunity that is as unique as it is rarely available.

Steeped in history and admired for its striking red-brick façade, Weston House has played an important role in the story of Welford-on-Avon for generations. Originally established as the village cottage hospital, later serving as accommodation for RAF and Army officers during wartime before becoming a private residence, this remarkable building has now been meticulously transformed by Grevayne Homes into a luxury family home of outstanding quality. Every aspect of its restoration has been undertaken with sensitivity and care, preserving the character and architectural integrity that have made it such a cherished local landmark.

The accommodation has been thoughtfully designed to complement modern family life whilst celebrating the home's period proportions. An impressive reception hall immediately creates a sense of arrival, offering a wonderfully versatile space that flows through to an inner hall with cloakroom. The beautifully proportioned dual-aspect sitting room provides an elegant retreat, centred around a traditional log-burning stove, whilst a separate study offers the perfect environment for home working. A generous family room links effortlessly with the spectacular dining kitchen, creating a sociable semi open-plan living space that forms the true heart of the home. Finished to an exceptional specification and designed with both entertaining and everyday living in mind, this stunning space is complemented by a practical utility room and boot room, ensuring functionality sits comfortably alongside luxury.







The first floor continues to impress with four beautifully appointed double bedrooms, each offering generous proportions and an abundance of natural light. Two bedrooms enjoy luxurious en-suite facilities and dressing areas, while the remaining bedrooms are served by an equally impressive family bathroom, finished with the same attention to detail and premium specification found throughout the home.

Enhancing the flexibility of the property is a substantial self-contained annex, positioned above a range of garaging and former stable stores. Offering highly versatile accommodation, it lends itself perfectly as guest accommodation, an independent home office, creative studio or leisure space, adapting effortlessly to changing family needs.

Approached through electric entrance gates, Weston House enjoys a private setting with extensive parking and beautifully landscaped gardens designed to provide both privacy and inviting spaces for outdoor entertaining. Mature planting, generous lawns and thoughtfully designed terraces create an idyllic backdrop, allowing the home to be enjoyed throughout the seasons.

Weston House forms the centrepiece of Welford Gate, an exclusive development nestled discreetly within the very heart of one of Warwickshire's most desirable villages. Just a short stroll from the property lies the thriving village centre, where traditional pubs, a village shop, riverside walks along the Avon and an active community combine to create an enviable lifestyle. Stratford-upon-Avon, the Cotswolds and excellent transport connections are all within easy reach, placing countryside tranquillity alongside outstanding convenience.

Every element of Weston House reflects Greynayne Homes' unwavering commitment to craftsmanship, timeless design and uncompromising quality. More than simply a beautifully restored period home, it represents a rare opportunity to become the custodian of a remarkable piece of local history, thoughtfully reimagined for modern living and ready to be enjoyed for generations to come.





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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. N.B. Some of the images used may have been enhanced using CGI.

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.

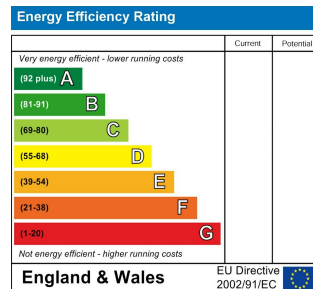
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Electric, water, drainage. Underfloor heating to ground floor air source heat pump.

Local Authority: Stratford, Council Tax Band New Build

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