



Binton Road , Welford on Avon

Stratford-upon-Avon, CV37 8PP

Jeremy
McGinn & Co 

Guide Price £1,000,000

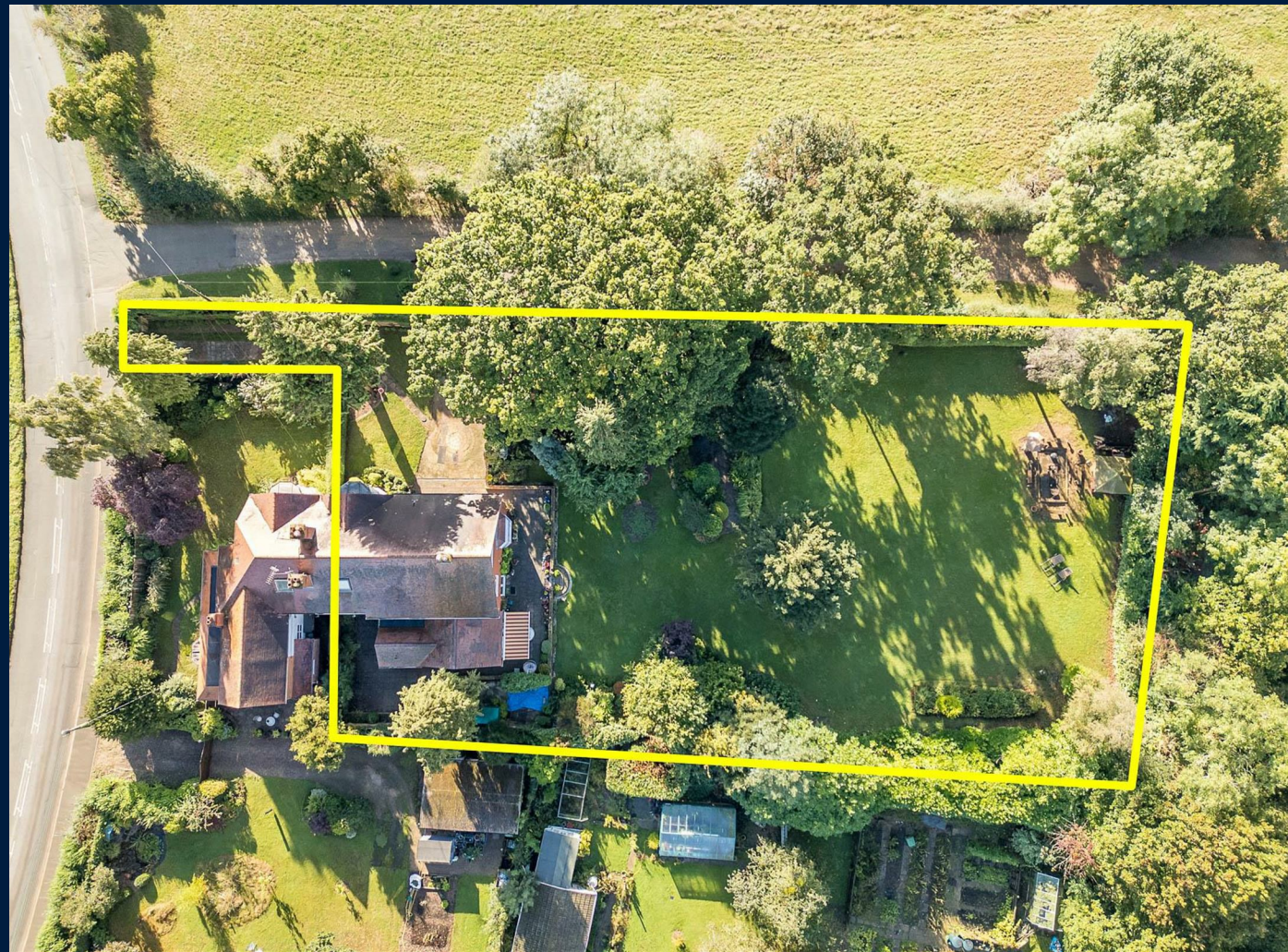
5 3 4 E

Welcome to Meadow Gates; a substantial period home, extending to over 3000sq.ft of versatile accommodation arranged over three floors. The property is set in a little of half an acre of beautiful and private, mature grounds, conveniently positioned on the edge of the highly desirable village of Welford on Avon.

Located off a private lane, the property is approached via double gates onto a private driveway. The detached double garage offers ample storage for cars, with further storage space above and could easily be converted to ancillary accommodation, subject to necessary consents.

Internally, the period style is evident throughout; with beautiful high ceilings and generously proportioned rooms. The accommodation briefly comprises; dual aspect Drawing Room with a central feature fireplace, bay-fronted Sitting Room, formal Dining Room, ground floor cloakroom and an expansive Kitchen Dining Family Room with separate Laundry Room off.

To the first floor, the central landing gives access to all rooms. The Master Bedroom benefits from a walk-in Dressing Room and four piece En-Suite Bathroom. There are two further Double Bedrooms, one of which gives access to a significant loft space that could be converted to further accommodation (STPP), a large single bedroom with built-in wardrobe and feature fireplace and a Family Bathroom.



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To the second floor, the Attic Room is currently utilised as a very generous storage space but would make an ideal Master suite, offering substantial floor space across two rooms.

Outside, the grounds of Meadow Gates are a real joy; with a terrace perfect for outside dining, extensive shaped lawns, planted borders, specimen trees and barbecue entertaining area.



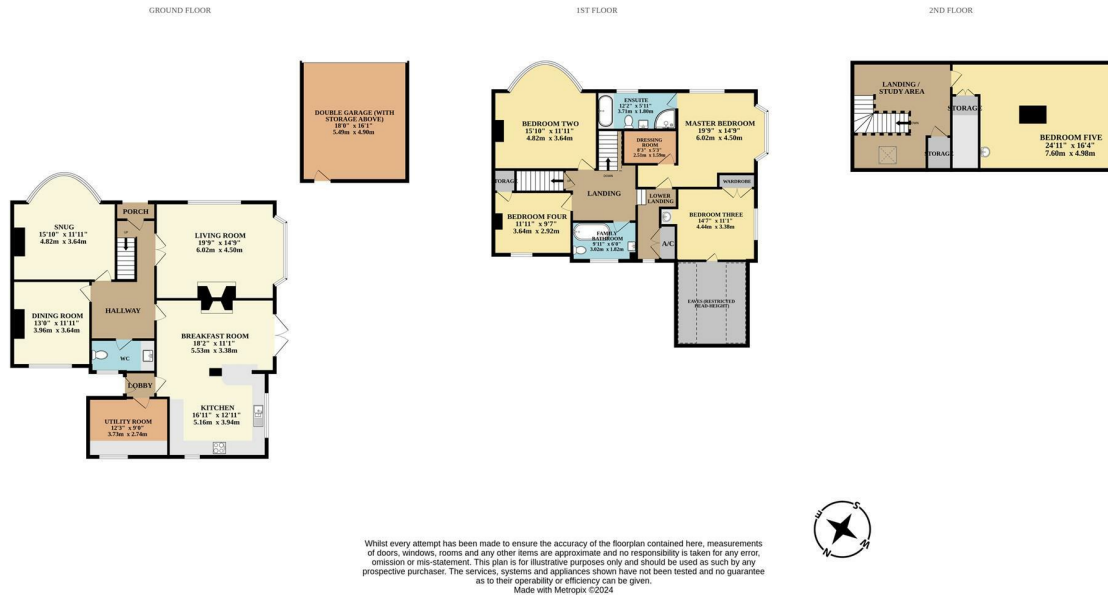


Tax Band: F

Council: Stratford District Council

Tenure: Freehold

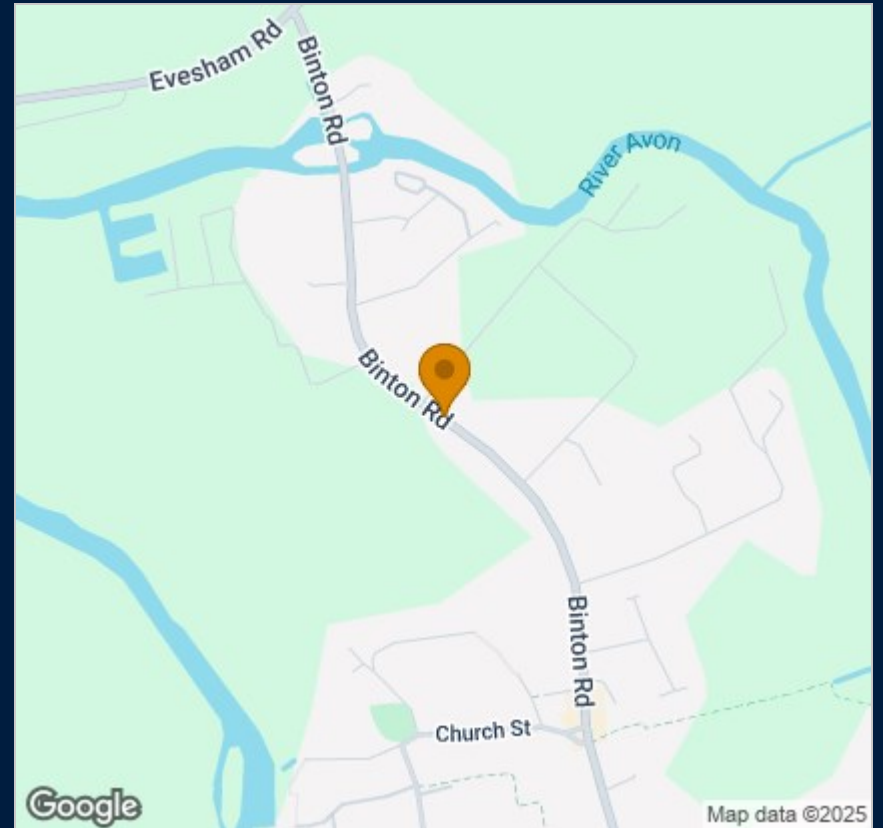
Floor Plan



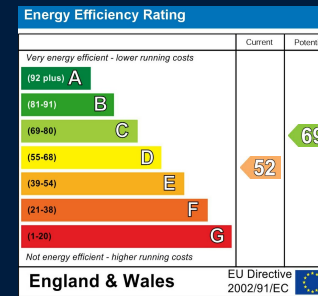
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Map



Energy Performance



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