

Welford Gate

WELFORD ON AVON



LUXURY HOMES BY

GREVAYNE
Country

STRATFORD UPON AVON EST. 1972



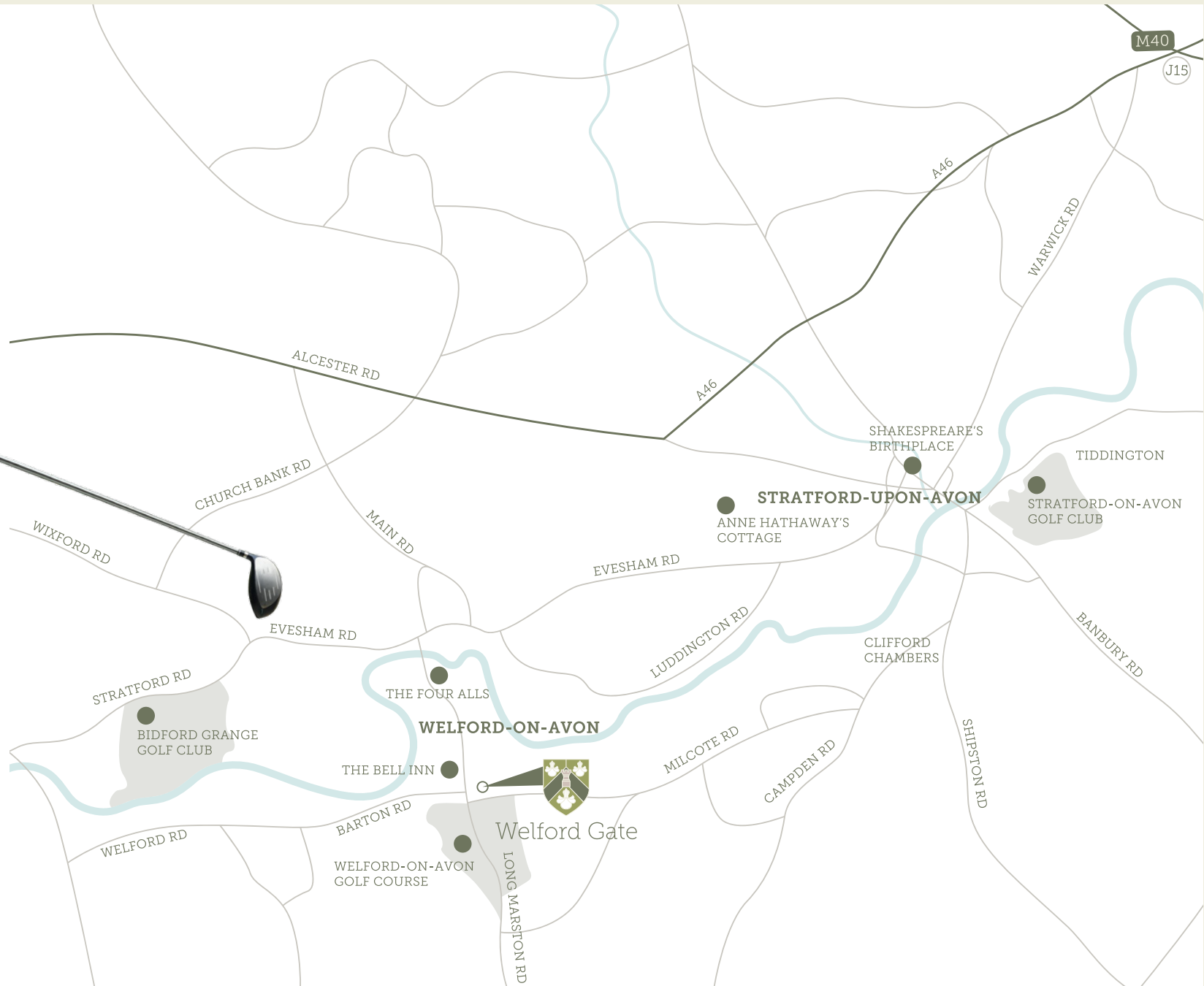
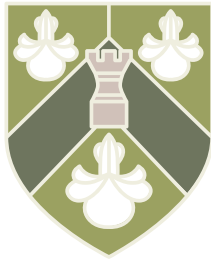
A warm Welford welcome awaits...

Welford-on-Avon is a picturesque village situated on the River Avon and about four miles west of Stratford-upon-Avon, three miles south of Alcester, four miles to Bidford-on-Avon. It sits on the edge of the Cotswolds offering a balance between a rural village setting and access to larger towns and amenities.

This charming village is well known for its timber-framed thatched cottages, some of which are the most photographed thatched cottages in England! The village is well known for its strong sense of community, with a Primary school rated "Outstanding".

There is a well-stocked village shop and post office, garage, hairdressers and a selection of excellent public houses including the "Four Alls" located on the river and "The Bell" in the village centre.

For golf enthusiasts there are a number of courses within close proximity. Nestling between Stratford and Bidford, Welford-on-Avon serves as an good starting point for any walking enthusiast, offering a delightful exploration of the Warwickshire countryside.



The development...

Welford Gate is an exclusive development comprising of just four new homes in the grounds of a handsome fully remodelled and refurbished home known as "Weston House".

This beautiful development is made up of two detached bungalows, two detached houses with three bedrooms and playroom, and the four bedroomed Weston House. All these homes are finished to a high specification with quality materials.

Welford gate is in walking distance of the village centre, and offers bespoke living whether for a growing family or discerning down siziers.



- 1: Meadow Sweet
- 2: Lavender House
- 3a: Weston House
- 3b: Coach House
- 4: Jasmine House
- 5: Bluebell House

1 & 5

Meadow Sweet & Bluebell House



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Total Area: 1,100 sq ft

Ground Floor

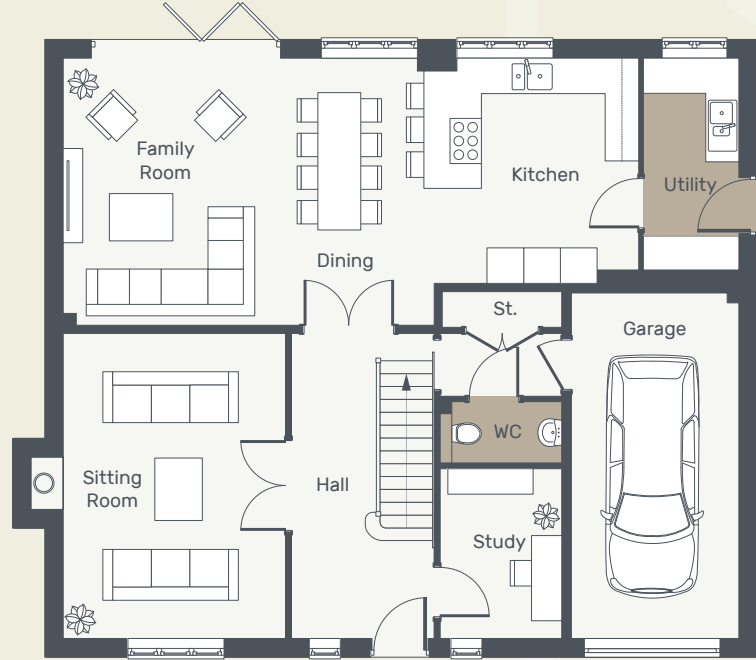


	Metres		
Kitchen/Dining/Living	7.99	x	5.73
Study nook	2.42	x	1.80
Boot Room	1.73	x	1.80
WC	0.90	x	1.70
Bedroom 1	4.22	x	3.34
Bedroom 1 - En-suite	2.25	x	1.98
Bedroom 2	3.05	x	4.03
Bedroom 2 - En-suite	2.51	x	1.70

Please note: Bluebell house is a mirrored layout (handed).

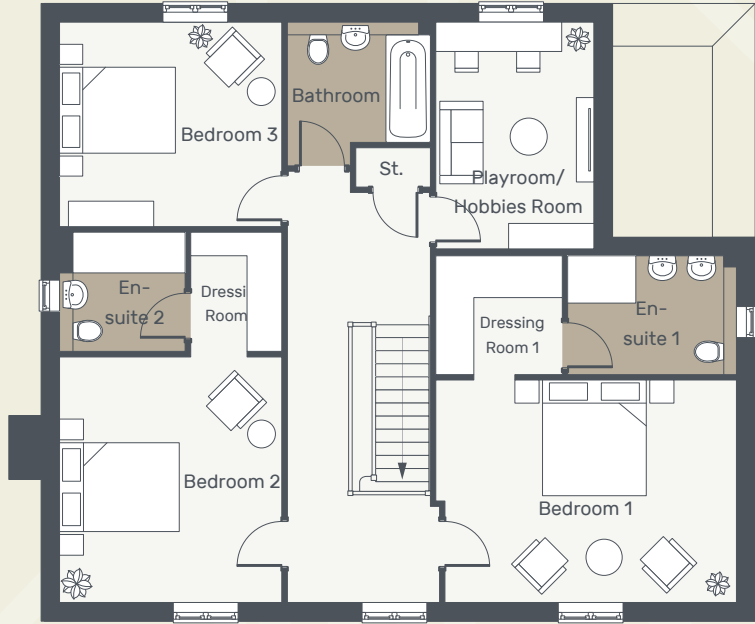


Ground Floor



	Metres		
Kitchen/Dining/Family Room	10.01	x	4.64
Living Room	3.82	x	5.35
Study	2.04	x	3.12
Boot Room/Utility	1.60	x	3.75
WC	2.04	x	0.95
Garage	3.00	x	6.00

First Floor



	Metres		
Bedroom 1	5.23	x	3.87
Bedroom 1 - En-suite	2.93	x	2.10
Bedroom 1 - Dressing Room	2.21	x	2.10
Bedroom 2	3.85	x	4.27
Bedroom 2 - En-suite	2.17	x	2.08
Bedroom 2 - Dressing Room	1.59	x	2.08
Bedroom 3	3.85	x	3.55
Playroom/Hobbies Room	2.76	x	3.95
Bathroom	2.50	x	2.49

Total Area: 2,238 sq ft

3a

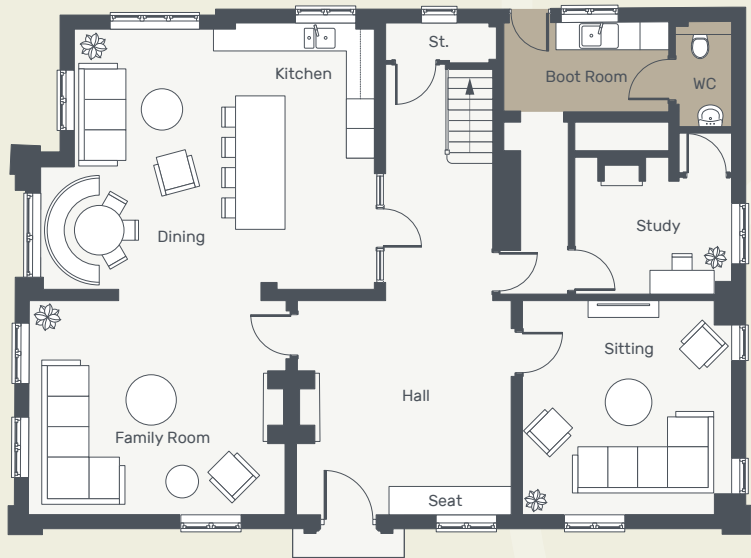
Weston House



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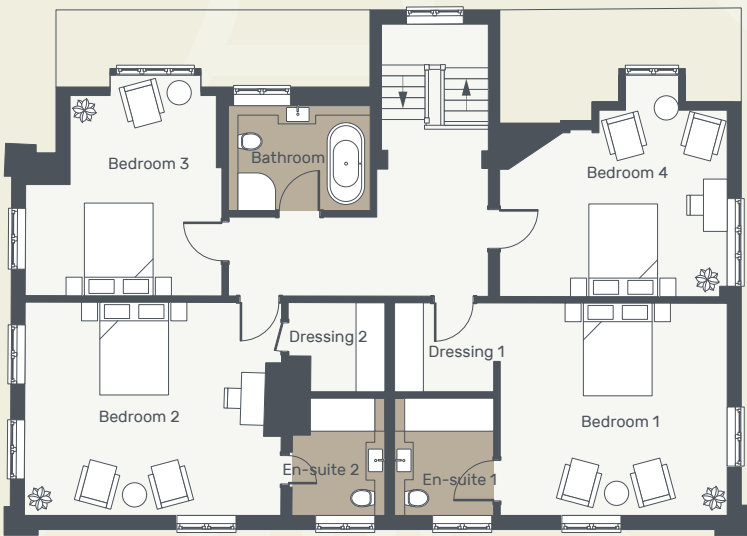
Total Area: 3,089 sq ft

Ground Floor



	Metres		
Kitchen/Dining	6.41	x	5.69
Family Room	5.48	x	4.57
Sitting Room	4.46	x	4.57
Study	3.34	x	2.41
Boot Room	3.52	x	1.92
WC	1.20	x	1.92

First Floor



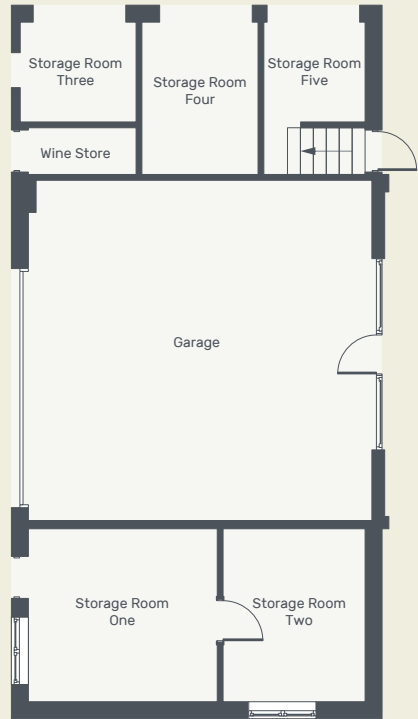
	Metres		
Bedroom 1	4.85	x	4.54
Bedroom 1 - En-suite	2.12	x	2.50
Bedroom 2	5.48	x	4.55
Bedroom 2 - En-suite	1.98	x	2.50
Bedroom 3	4.20	x	4.28
Bedroom 4	4.20	x	4.29
Bathroom	3.03	x	1.99

3b

Coach House

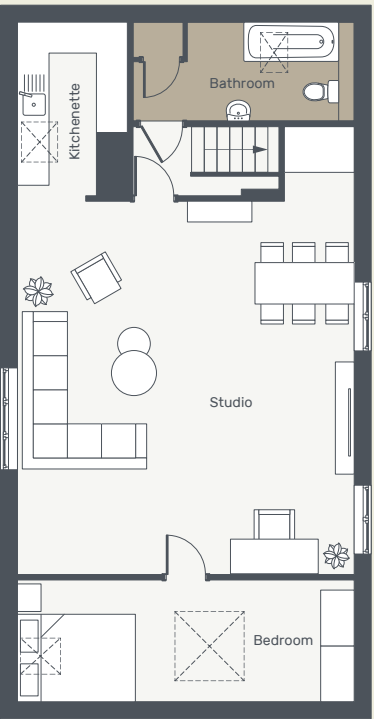


Ground Floor



	Metres		
Principal Garage	6.10	x	6.10
Storage Room One	2.90	x	3.25
Storage Room Two	2.90	x	2.80
Storage Room Three	2.00	x	2.00
Storage Room Four	2.90	x	1.80
Storage Room Five	1.80	x	1.40
Wine Store	0.90	x	2.10

First Floor



	Metres		
Excellent Studio Room	6.10	x	6.10
Kitchenette	3.20	x	2.70
Bedroom	6.10	x	2.90
Bathroom	3.70	x	1.70

Total Area: 807 sq ft

Jasmine House



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Ground Floor



	Metres	
Kitchen/Dining	9.91	x 4.20
Living Room	5.40	x 5.38
Study	2.71	x 2.50
Boot Room/Utility	3.79	x 1.83
WC	1.60	x 0.99
Garage	3.00	x 6.00

First Floor



	Metres	
Bedroom 1	5.37	x 3.25
Bedroom 1 - En-suite	2.37	x 2.06
Bedroom 1 - Dressing Room	2.91	x 2.06
Bedroom 2	3.74	x 4.78
Bedroom 2 - En-suite	2.33	x 2.06
Bedroom 3	4.64	x 4.20
Playroom/Hobbies Room	3.17	x 4.20
Bathroom	2.07	x 2.55

Specification



KITCHENS

- Contemporary bespoke in frame units with solid timber painted doors and cutlery drawers with coordinating waterfall Quartz worktops. Each has a feature island or peninsular for additional workspace and convenience.
- Integrated appliances to include:
 - Bosch combination oven and induction hob
 - Dishwasher
 - Washing machine
 - Fridge freezer
 - Wine fridge (600mm in houses, 300mm in bungalows).
- Composite bowl sink.

BATHROOMS & EN-SUITES

- All fitted with sanitaryware from Roca.
- All WC's fitted back to wall with concealed cisterns and soft close seats.
- All showers fitted with shower screens and cubicles where applicable.
- Taps supplied by Hansgrohe.
- Ladder style towel rails fitted with summer heating elements.

UTILITY

- Bespoke units and worktops.
- Integrated washing machine.

INTERNAL FINISHES

- Staircase with oak handrail, newel posts and balustrade.
- Oak doors by JB Kind with brushed chrome ironmongery.
- Bespoke fitted wardrobes to bedrooms (depending on plot).
- Contemporary floor tiling to kitchen/dining/family room and utility.

HEATING INSTALLATION

- Underfloor heating to ground floor, powered by an air source heat pump.
- Thermostatically controlled radiators to first floor.
- Log burner to living room.

ELECTRICAL INSTALLATION

- Bedrooms designed with dual orientation in mind with a large quantity of electric points.
- LED downlighters with dimmers to main rooms.
- Numerous sockets with integrated USB charging points.
- Wall points to living room.
- NACOSS approved intruder alarm system.
- High speed fibre broadband connection with Openreach.

EXTERNAL FINISHES

- Lawned rear gardens with Indian Sandstone slabbed patios and wooden retaining sleepers and lawn where appropriate.
- Enclosed border fencing.
- Low-level lighting.
- External electrical point and water tap.
- Block paviors to drive areas, with generous parking.
- Remote controlled sectional garage doors on Lavender House and Jasmine House.
- High-speed car charging points.
- Bollard lighting to driveways.
- Electric gates for Weston House private driveway.

WARRANTY

- 10 Year Build-Zone warranty.

SUSTAINABILITY & EFFICIENCY

Grevayne Country only employ sustainable construction methods. We always install air source heat pump technology to heat our houses and provide hot water. This reduces dependency on fossil fuels. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric vehicle charging point to promote electric car usage.

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Welford Gate

WELFORD ON AVON

STRATFORD -UPON-AVON

5 MILES
⇒ n/a
🚗 14 mins

ROYAL LEAMINGTON SPA

18 MILES
⇒ 31 mins
🚗 35 mins

WORCESTER

22 MILES
⇒ 1 hr 47 mins
🚗 41 mins

BANBURY

24 MILES
⇒ 44 mins
🚗 42 mins

BIRMINGHAM

27 MILES
⇒ 58 mins
🚗 51 mins

CHELTENHAM

28 MILES
⇒ 1 hr 50 mins
🚗 54 mins

OXFORD

44 MILES
⇒ 1 hr 16 mins
🚗 1 hr 13 mins

LONDON

108 MILES
⇒ 2 hr 5 mins
🚗 2 hr 57 mins



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