



Sunfield, Barton Road, Welford-on-Avon



Sunfield, Barton Road Welford-on-Avon

Sunfield is situated close to the village centre within easy walking distance of village amenities and set back from the road. Welford-on-Avon is a highly sought-after village situated about 5 miles to the southwest of Stratford-upon-Avon. The village has an excellent active community with a fine parish church, public houses, general stores and garage. There is an excellent range of shopping and leisure facilities in nearby Stratford-upon-Avon which is also the home of The Royal Shakespeare Company.

There is a primary school in Welford-on-Avon with an excellent reputation and in the area there are state, grammar and private schools to suit most requirements including; The Croft Prep School, King Edward Grammar School for boys and Shottery Grammar School for Girls.



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EPC
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Tenure

Freehold

Local authority

Stratford on Avon
District Council.
Band: E



Beautifully renovated and extended in this sought-after village location.



Birmingham International Airport is about 28 miles away and intercity trains run from Warwick Parkway Station to London Marylebone and Birmingham and from Coventry to London Euston.

Racing is at Stratford-upon-Avon, Warwick and Cheltenham and there are several golf courses in the area including a golf course in the village.

The property

Sunfield has an attractive rendered front elevation and a hipped tiled roof. The property has been extensively remodelled and extended by the present owners since they bought it in 2016. The gardens have been landscaped and the garage block was constructed at the end of the garden. The house is now very well designed for modern living with an electric car charging point, underfloor heating to the kitchen and bathrooms, new bathroom and shower rooms, heated towel rails, oak doors and hard-wearing flooring, uPVC double glazed windows,



with wide south facing windows to the drawing room and principal bedroom, as well as bifold doors and a large roof lantern to the family room, which also has windows to the east and west.

Dating originally from 1958, there is a recessed porch to the entrance hall with a staircase rising to the first floor. The dining room has a wide opening to the family room with an engineered oak floor and triple aspect views over the garden making it a most lovely bright room to sit and relax with the bifold doors which merge into the outside flagstone patio. The drawing room has a fireplace with a multi-fuel burner.

The kitchen/breakfast room has a window to the front and a high-level Velux window providing additional light with an extensive range of modern kitchen units and quartz worktops.



The sink has an additional instant boiling and filtered water tap. Integrated appliances include a Range cooker with a separate Bosch built-in combi oven, grill and microwave, dishwasher and American style fridge/freezer. There is a matching island unit with a breakfast bar and a walk-in fitted pantry with a second sink. The utility room has plumbing for a washing machine and dryer, oil fired boiler and a door to the garden.

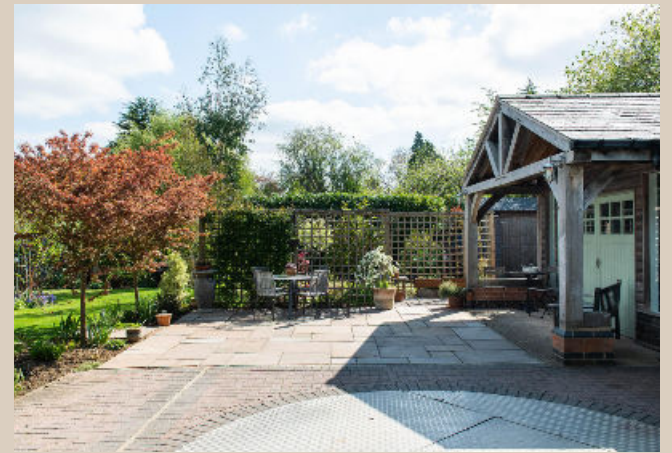
The principal bedroom is on the ground floor, giving flexibility for retirement living, with a range of fitted drawers to one wall and a tiled en suite shower room with a large shower, WC and twin basins. The fitted dressing room has an extensive range of wardrobes, an airing cupboard and a separate door to the hall. The study/double bedroom four has an adjoining tiled shower room/ground floor cloakroom.

A staircase with an oak handrail rises to the first-floor landing. Double bedroom two has a dormer and Velux window, a fitted range of drawers and access to the eaves. Double bedroom three has two dormer windows, a cupboard and access to the eaves storage. The tiled family bathroom has underfloor heating and a bath with over-bath shower.

Outside

The house is approached via an in and out edged block-paved drive and parking area, with a picket fence with shrubs and flowering cherries. The drive continues past the side of Sunfield through electric gates to the garage at the end of the garden with a hedge and shrub border to the boundary and a rose trellis screen to the garden.

Behind the house is a wide flagstone patio, lawn and fish pond with a cascade and filter and paved edging. The lawn is framed by shrub and herbaceous beds and borders with a wide variety of plants and trees. In front of the garage is a further paved patio and a car turntable. The substantial oak framed garage has two open fronted garages and a further garage/workshop with power and light, sink and separate WC. There is a wood garden store and wood store.



Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Security system.

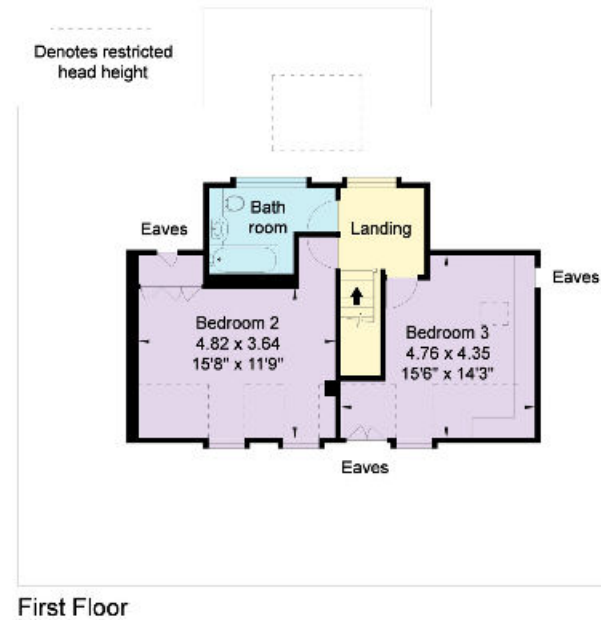
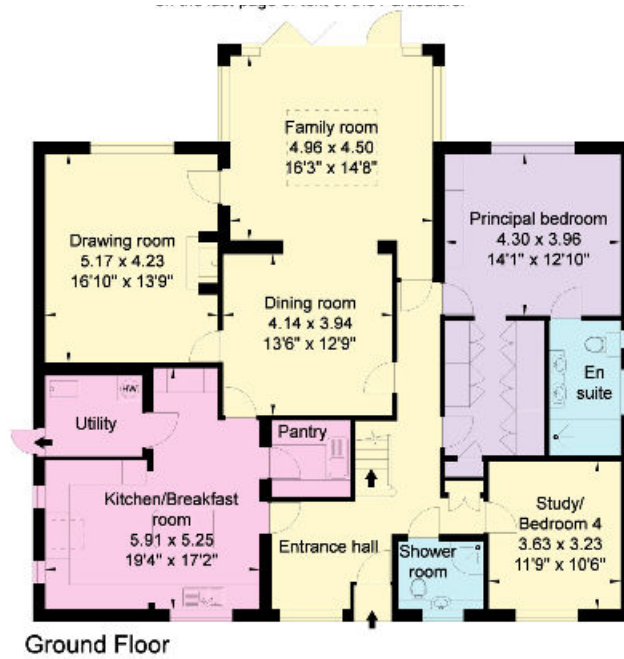
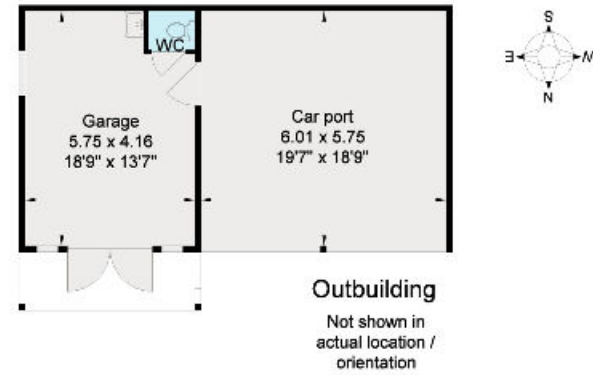
Directions (CV37 8EY)

From Stratford-upon-Avon, proceed out on the Evesham Road signposted Bidford-on-Avon (B439). After approximately 4 miles turn left and turn to Welford-on-Avon. Proceed over the river bridge and through the village, past The Bell public house on the right, to the maypole, turn right onto Barton Road and Sunfield will be found on the left, identified by a Knight Frank for sale board.



Approximate Gross Internal Floor Area 281 sq m / 3,026 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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