



Wight House, Welford Road  
Barton, Warwickshire



# Wight House, Welford Road, Barton

Wight House is located on Welford Road in the small village of Barton, on the banks of the River Avon. Barton has a village pub and direct access to miles of public footpaths and the Heart of England Forest walks. Nearby, Bidford-on-Avon has a supermarket, chemist, post office, a fine dining restaurant, coffee shops, dentists, doctors, opticians and a village school. Welford-on-Avon, three miles away, also has a good village shop, butcher, two fine dining pubs and a village school. More extensive shopping and leisure facilities will be found in Stratford-upon-Avon, Leamington Spa and Cheltenham.

The area has a range of excellent state, grammar and private schools to suit most requirements, including Stratford-upon-Avon boys and girls

grammar schools and King's High School for Girls. Alcester Grammar School, The Croft Preparatory School on the outskirts of Stratford-upon-Avon, Warwick Prep and public school.

For the commuter, there is easy access to Birmingham to the north and London to the south with the choice of the M40, M5 or trains from both Evesham and Stratford-upon-Avon.

Welford-on-Avon 3 miles, Stratford-upon-Avon 7 miles, Evesham 7 miles (trains to London Paddington from 101 minutes), M40 (J15) 14 miles, M5 (J7) 17 miles, Birmingham International Airport 25 miles. Distances and times are approximate.



**Tenure:** Freehold

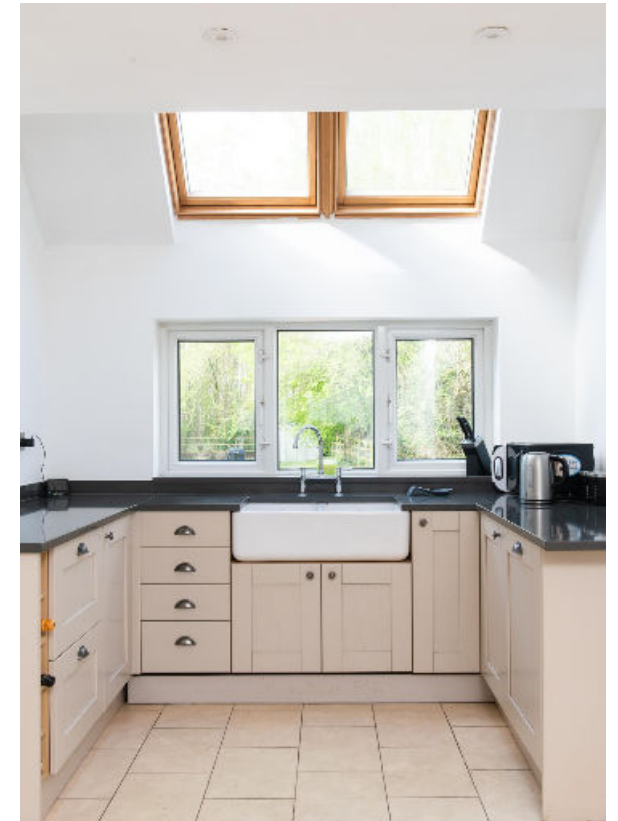
**Local authority:** Stratford-on-Avon District Council

**Council tax band:** F





A well-  
appointed  
home, ideal  
for modern  
family living.





## The property

Wight House is a well-appointed modern home within this excellently located village.

One enters the property via an entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms. These include a sizeable drawing room with a feature fireplace and double doors opening to the garden room. There is a separate sitting room with doors to the rear garden room. The contemporary kitchen/breakfast room has a range of wall-mounted and base units beneath a Quartz worktop and breakfast bar. Integrated appliances, including an AEG double oven, AEG dishwasher, AEG 5 ring induction hob, AEG American style fridge freezer, Lamona wine



cooler and Cookology extraction cooker hood. To the rear of the property is the garden room, with doors to the rear patio and gardens. The ground floor accommodation is completed with a cloakroom and utility.

On the first floor is a principal bedroom with a vaulted ceiling, fitted wardrobes and an en suite bathroom with a separate bath and shower. Guest bedroom two has fitted wardrobes and an en suite shower room. There are two further double bedrooms and a family bathroom. There is a large, fully boarded loft which is accessed from bedroom four.

## Outside

Wight House has a large driveway providing parking for several cars and giving access to the single garage. To the rear is a garden of a desirable size. The patio area is perfect for summer parties, and a large lawned garden has views of the woodland to the rear, ensuring privacy.

## Services

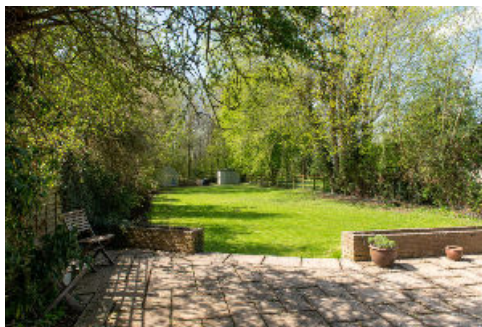
Mains water and electricity are connected to the property: oil-fired central heating and private drainage.

## Directions (B50 4NP)

From Stratford-upon-Avon proceed west on the B439. After approximately 4 miles, turn left into the village of Welford-on-Avon. Continue through the village, and upon reaching the maypole, turn right signposted to Dorsington and Barton. Continue for approximately three miles, and upon reaching the village of Barton, continue through the village, passing the pub, and Wight House will be located on the right-hand side, identified by a Knight Frank for sale board.



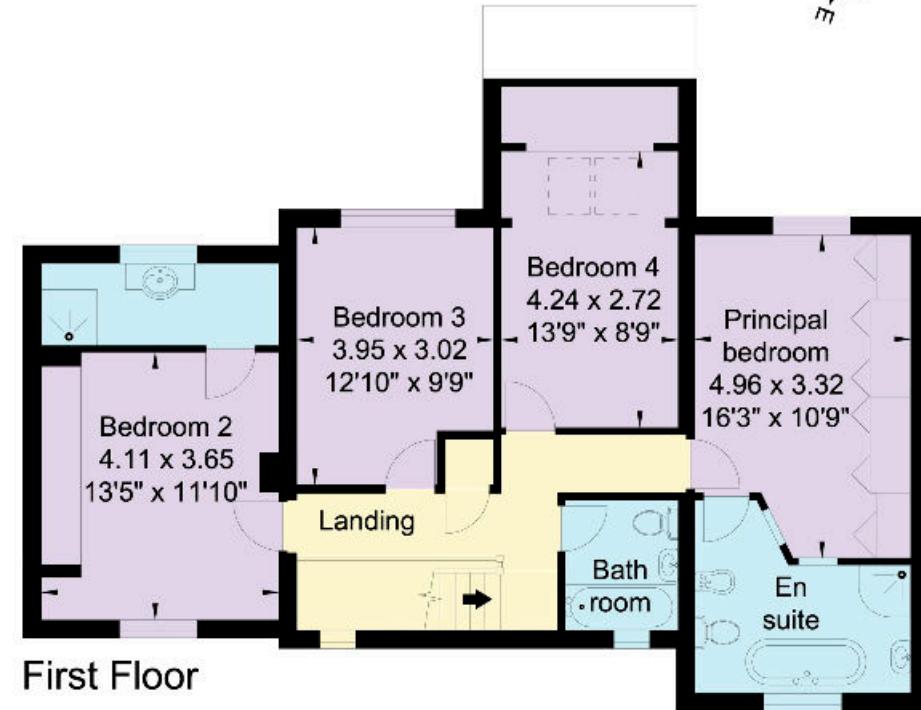
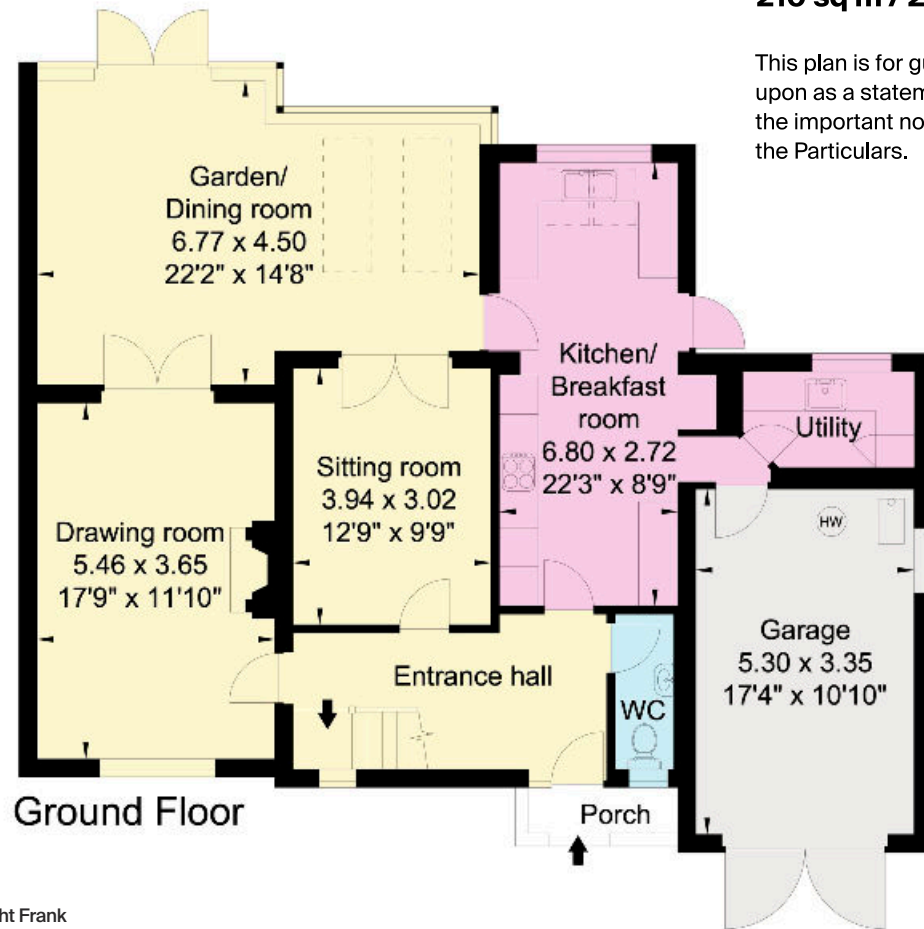
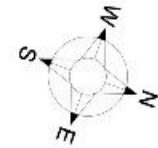




An attractive easy  
to maintain garden  
surrounded by  
mature woodland.

## Approximate Gross Internal Floor Area 210 sq m / 2,261 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated April 2023.

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Date: 01 February 2024  
Our reference: STR012325279

## Wight House, Welford Road, Barton, Near Bidford-on-Avon, B50 4NP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £725,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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