

Rosslyn  
Welford-on-Avon, Warwickshire

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## A village house with **development opportunity** in the much sought-after village of Welford-on-Avon.

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A double-fronted semi-detached Edwardian villa with new improved planning permission for a stunning contemporary two-storey wrap around extension to the side and rear, a detached garden store/garage and a detached garden room/home office/gym annexe in a large mature secluded garden of about 0.59 acre.

### Existing Accommodation

Reception hall | Sitting room | Dining room | Study | Kitchen | Utility room | Guest cloakroom | Cellar | Four double bedrooms | Cloakroom | Family bathroom | Double garage and stores, with a total area of approx. 2,807 sq ft (261 sq m) | Gardens and grounds with a greenhouse and small shed

In all about 0.59 acre

### Proposed Accommodation

Planning permission for a ground and first floor side and rear extension to give a total of about 3859 sq ft of accommodation, together with a new detached garden store/garage outbuilding of approx. 273 sq ft internal area located halfway up the garden and a new detached gym and garden room/home office at the top of the rear garden with a gross internal area of approx. 563 sq ft. This gives a total of approx. 4,695 sq ft gross internal area (436.15 sq m)

Entrance hallway | Cloakroom | Sitting room | Kitchen/dining/family room | Utility room | Office/ground floor bedroom six with dressing room and en suite shower room | Integral garage and cellar | Principal bedroom with lobby, Juliet balcony, en suite shower room and dressing room | Double bedroom two with en suite bathroom room | Three further double bedrooms | Family bathroom | Shower room | Detached garden store/garag | Annexe with gym with changing room, shower room, a plant room and garden room/home office with kitchenette | Gardens and grounds

In all about 0.59 acre



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Artist Impression CGI

## Distances

Stratford-upon-Avon 4.4 miles, Chipping Campden 9 miles  
Warwick 13 miles, Warwick Parkway Station (intercity trains to London Marylebone from 69 minutes), M40 (J15) 11 miles, Birmingham International Airport 28 miles (All distances and time are approximate)

## Situation

Rosslyn is situated close to the centre of the village, a short walk from the highly regarded Bell Inn pub, in the much sought-after Warwickshire village of Welford-on-Avon. Welford lies about 4.4 miles to the southwest of Stratford-upon-Avon. The village has an excellent active community with numerous events throughout the year, often centred around the village hall and famous maypole. It has a fine parish church, several public houses, a general store with a post office, a family butcher and deli, a cricket club, a marina, an 18-hole golf club, a bowls club and a garage. Nearby Stratford-upon-Avon is the region's cultural centre and is famed for its theatres and Shakespearean heritage. The town also offers an abundance of shops, restaurants, public houses, and a wide range of entertainment and sports facilities.

There is a primary school in Welford-on-Avon with a superb reputation and an excellent range of state, private and grammar schools to suit most requirements. The property is exceptionally well located for The Croft Prep School, Stratford grammar schools, Alcester Grammar School, and Warwick Schools are also within easy reach.

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

Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and several golf courses are in the area, including Welford-on-Avon, Bidford-on-Avon and Stratford-upon-Avon.



## The property

Rosslyn offers a superb opportunity to create an exceptional, individually designed, large, contemporary family home set in substantial mature grounds. The property lies in an enviable position in the village of Welford-on-Avon, set back from the road. The sizeable existing house is double-glazed throughout, and the proposed accommodation approved by Stratford on Avon District Council planning permission reference 23/02552/FUL will successfully incorporate the traditional Edwardian architecture with a 21st century wrap around two-storey side and rear extension to provide a superb large kitchen/dining/family space to the rear with full height, large sliding doors allowing the accommodation to flow seamlessly onto the new paved terrace and garden. The house will benefit from a wealth of ground-floor reception space and six generous bedrooms, including a substantial primary suite and future-proof ground-floor bedroom suite.

Benefitting from Permitted Development approval ref 22/02332/LDP at the top of the garden is consent for the annexe and associated landscaping to house a home gym and a garden room with an office area and kitchenette, with large sliding glazed doors leading to the new paved terrace area with wonderful garden views, approached along a new path and will be privately situated and provide accommodation for a variety of uses to suit the new owner.

A particular feature of the property is the large mature, secluded garden featuring an array of attractive trees and planting, an orchard area and a pond providing a fantastic wildlife habitat which can be cultivated to the owner's desired style and taste.

The planning permission incorporates permission to widen the front drive, associated landscaping, and a new detached rear garden outbuilding garden store/garage. The mature front garden offers privacy and the ability to provide ample private parking with a new gated side entrance and hardstanding for additional parking and access to the rear garden.





## Existing Floor plan

### Approximate Gross Internal Floor Area

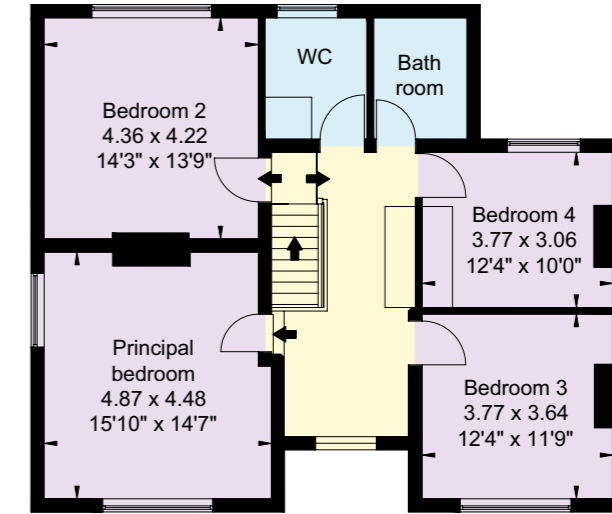
House: 217.43 sq m (2,340 sq ft)

Outbuilding: 43.41 sq m (467 sq ft)

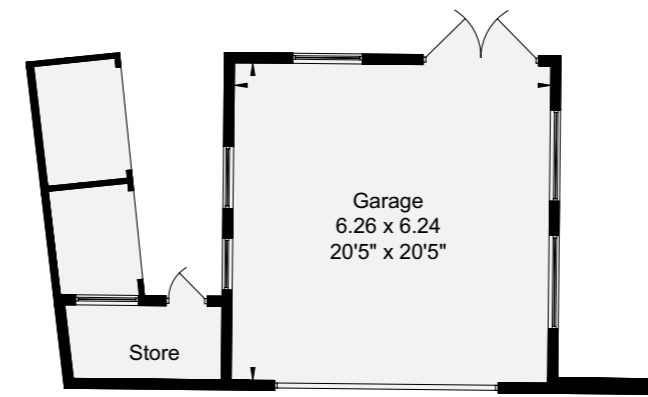
Total: 260.84 sq m (2,807 sq ft)

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.

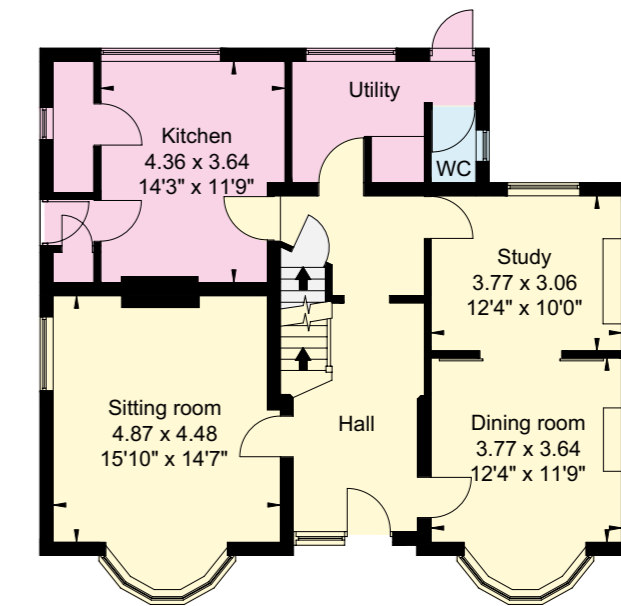
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



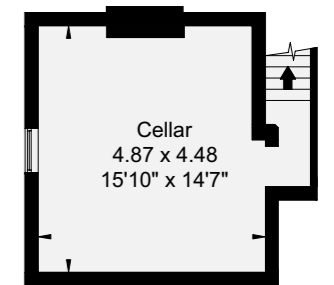
First Floor



Outbuildings



Ground Floor



Cellar

# Proposed Floor plan

Approximate Gross Internal Floor Area

House: 358.47 sq m (3,859 sq ft)

inc integral garage

Garage/Outbuildings: 77.68 sq m (836 sq ft)

Total: 436.15 sq m (4,695 sq ft)

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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Artist Impression CGI

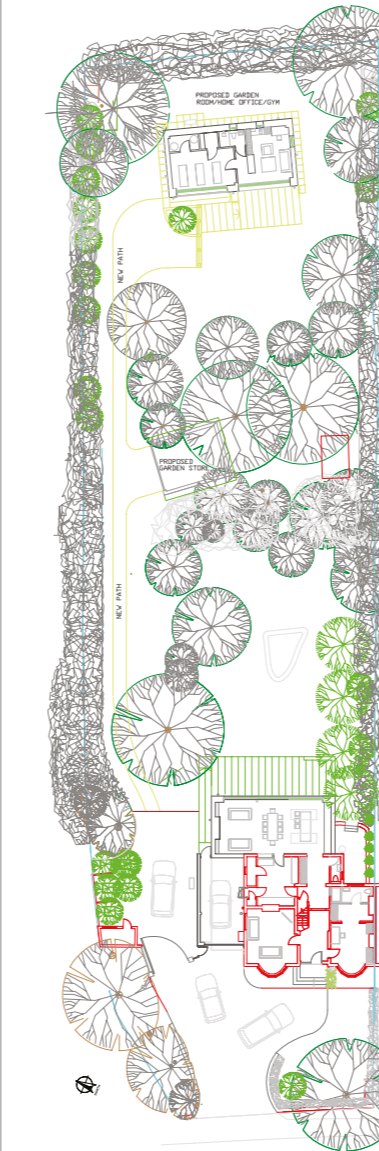


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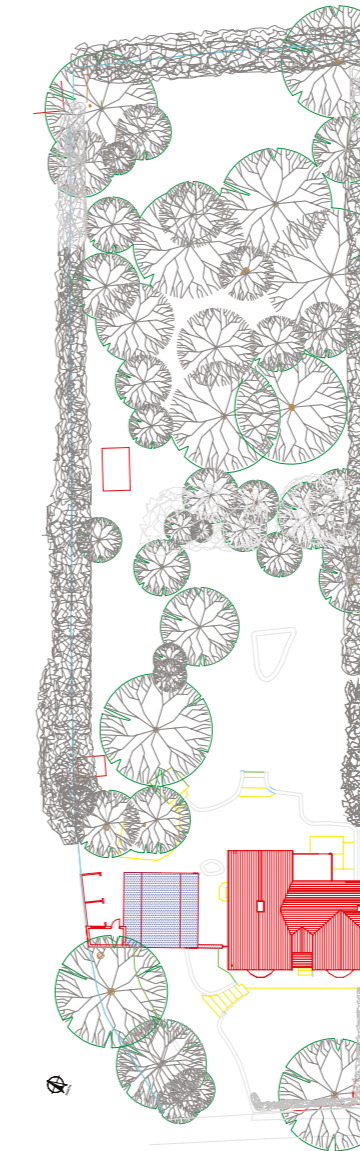
## Proposed Site Plan

Existing House shown in red



## Existing Site Plan

Existing House shown in red and demolition in blue



## Fixtures and fittings

All items in the property will be included in the sale.

## Services

Mains water, drainage and electricity are connected. The house currently has electric night storage heating. Both the house and annexe are designed to have air-source heat pumps and solar panels for low-cost energy and low environmental impact.

## Directions (CV37 8PP)

From Stratford-upon-Avon, proceed along Evesham Road (B439) towards Welford-on-Avon. After four miles, take the left-hand turn on to Binton Road. Proceed over the river bridge passing the Four All public house on the left-hand side. Rosslyn will be found on the left, identified by the Knight Frank sale board.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Stratford-on-Avon District Council: 01789 267575

**Council Tax:** Band E

**EPC Rating:** F



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Date: 02 April 2024  
Our reference: STR012351096

## Rosslyn, Binton Road, Welford on Avon, Stratford-upon-Avon, CV37 8PP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £820,000.

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



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