



Boat Cottage, Duck Lane, Welford-on-Avon



Boat Cottage, Duck Lane

Welford-on-Avon

Boat Cottage is situated in a secluded position down a long drive off Duck Lane in the much sought-after Warwickshire village of Welford-on-Avon, about six miles southwest of Stratford-upon-Avon. The village has an excellent active community with a fine parish church, several public houses, a general store, a butcher shop 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 many 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 in the area to suit most requirements. The property is exceptionally well located for The Croft Prep School, Stratford Grammar schools, Alcester grammar school, and the 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.



Tenure: Available freehold

Local authority: Stratford-on-Avon District Council



Boat Cottage is a charming, small cottage dating from around 1920. The site is superb and private, yet close to the village, mature, with the Avon in front of the current cottage and the proposed new house. The location is ideal for seeing nature at its best.

The proposed property benefits from a wealth of ground floor reception space, all dual or triple aspect, with the hall, living room and kitchen/dining room opening on to the expansive breakfast deck overlooking the river.

The generous bedrooms include a substantial principal suite with a private first-floor sitting room. The first-floor accommodation could be remodelled to provide additional bedrooms if desired.

The generous triple garage and workshop are ideal for the car enthusiast, and the office space above could be available for various alternative uses to suit the buyer.

The property would sit well within its own gardens and grounds with a selection of mature trees and shrubs, in all the plot totals around 2 acres. The river frontage is lovely, with a boat jetty.

Access is along a long private driveway, the first part of which is a right of way and shared with Willowmere, with additional visitor parking in front of the house.

More information regarding the detailed outline planning consent, approved design and plans can be found on the Stratford upon Avon District Council's planning portal under the reference number 22/03316/OUT granted on 24th April 2023 and consent for the establishment of the residential garden amenity for Boat Cottage was granted reference 22/01206/LDE.







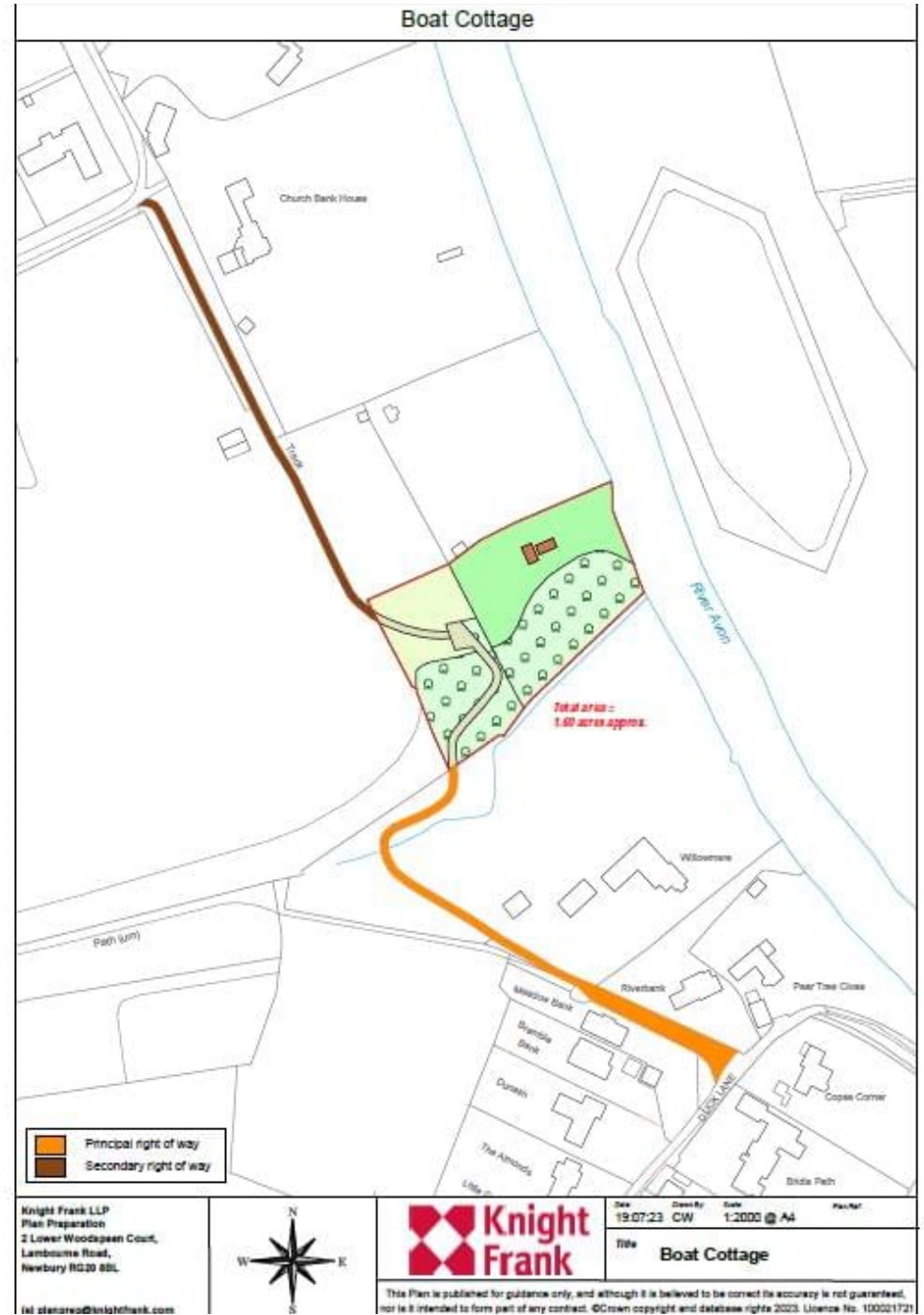
Services

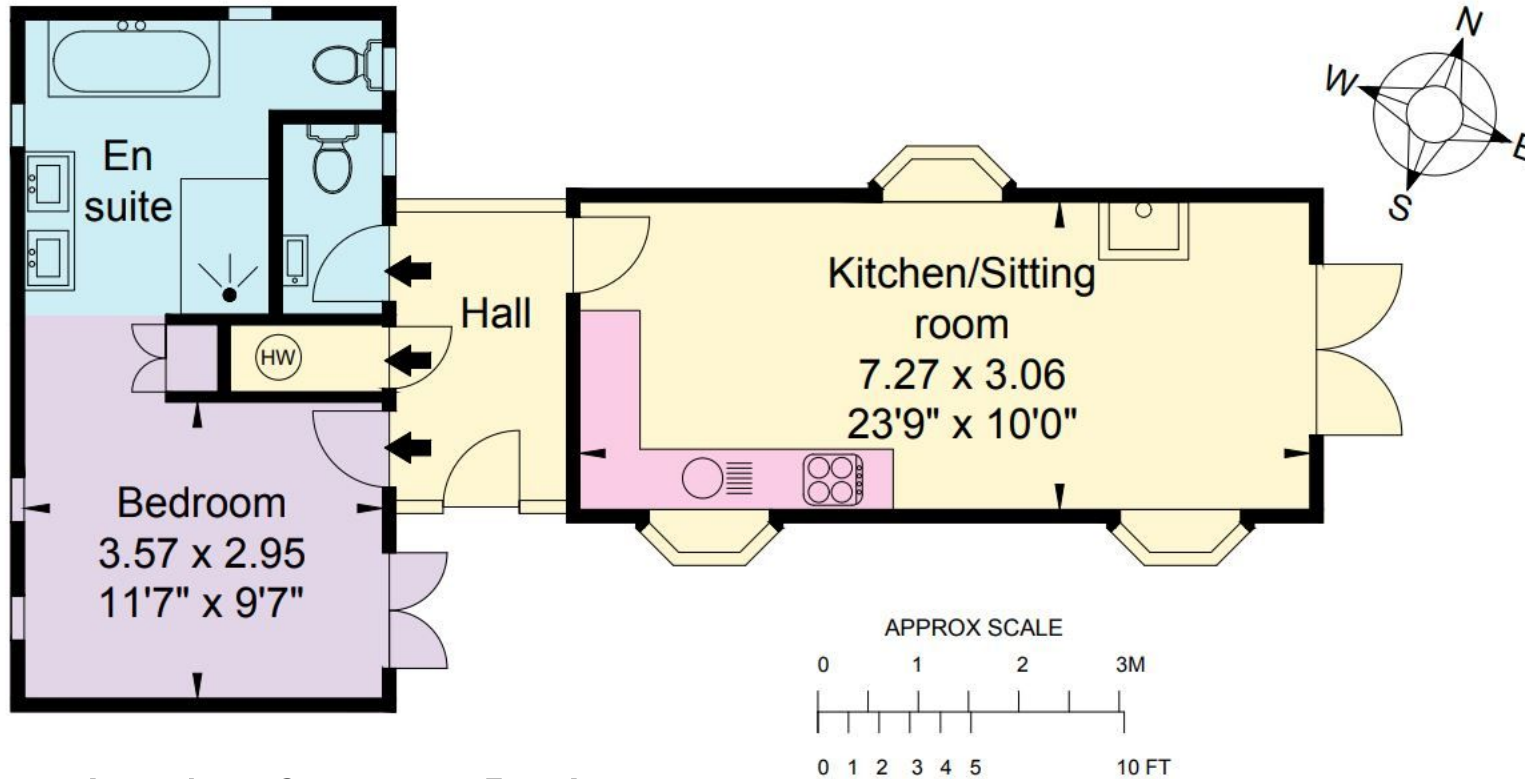
Mains water and electricity, private drainage system.

Directions (CV37 8QD)

From Stratford-upon-Avon proceed along the 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. Proceed through the village to the maypole and turn left into Chapel Street. At the end proceed straight on into Duck Lane, and the entrance to Willowmere and Boat Cottage will be found on the left.







Approximate Gross Internal Floor Area
52 sq m / 560 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.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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**Approximate Gross Internal Floor Area
792 sq m / 8526 sq ft**

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Date: 07 November 2023
Our reference: STR012372928

Boat Cottage, Duck Lane, Welford-on-Avon, Stratford-upon-Avon, CV37 8QD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

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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