

Hamptons

INTERNATIONAL



Barton Road, Welford On Avon, CV37

6  3  4 

GUIDE PRICE

£950,000

(£950,000)

Property details



Key features

- **Elegant Victorian double-fronted facade**
- **Spacious layout over three floors**
- **Modern open-plan kitchen with bi-fold doors**
- **Four versatile reception rooms**
- **Principal bedroom with en-suite**
- **Five further bedrooms**
- **Two bathrooms**
- **South-facing garden with patio and lawn**
- **Driveway and off-street parking**
- **Double garage with annexed potential**

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Description

This beautifully presented Victorian double-fronted family home offers an abundance of space, character, and modern comfort. With its elegant period façade, off-street parking to the front and side, and a driveway leading to a double garage, this property combines timeless charm with practical living. The ground floor is arranged around a welcoming central hallway, leading to a selection of well-proportioned reception rooms. At the front lies a formal dining room, perfect for entertaining, and a study ideal for home working. The large living room features a working fireplace and French doors opening onto the garden, creating a light and inviting space. At the other end, connecting French doors lead through to a second living room, offering a flexible layout for family life. The kitchen has been recently refurbished and extended to form a stunning open-plan kitchen and breakfast room, complete with an island unit, a generous amount of storage cupboards, and bifold doors that open fully onto the south-facing garden. A utility room sits conveniently off the kitchen, providing additional storage and workspace. Upstairs, the first floor hosts a generous principal bedroom with its own en-suite bathroom, along with two further double bedrooms, a single bedroom, and a family bathroom. The converted loft offers two additional bedrooms, a bathroom, and ample eaves storage, making this a wonderfully versatile home for a growing family. Outside, the south-facing rear garden provides a tranquil retreat, featuring a patio area ideal for outdoor dining, a lawned section, and mature trees and hedges that provide privacy and greenery. A driveway runs along one side of the garden to a double garage at the far end, which offers excellent potential for conversion into an annexe or studio (subject to planning permission). Situation The property is situated in the beautiful village of Welford on Avon. This popular village is approximately four and half miles from Stratford-upon-Avon and close to the North Cotswolds and the Vale of Evesham. The village has a range of local amenities, which include a shop, post office, butchers, Junior and Infant School, three pubs, sporting facilities and a church. More comprehensive facilities are available in the nearby towns of Stratford-upon-Avon (4 miles), Evesham (11 miles), Alcester and Birmingham (29 miles). The M40 motorway junction at Longbridge near Warwick, is located within approximately 10 miles giving access to the region's motorway network. Property Ref Number: HAM-61347



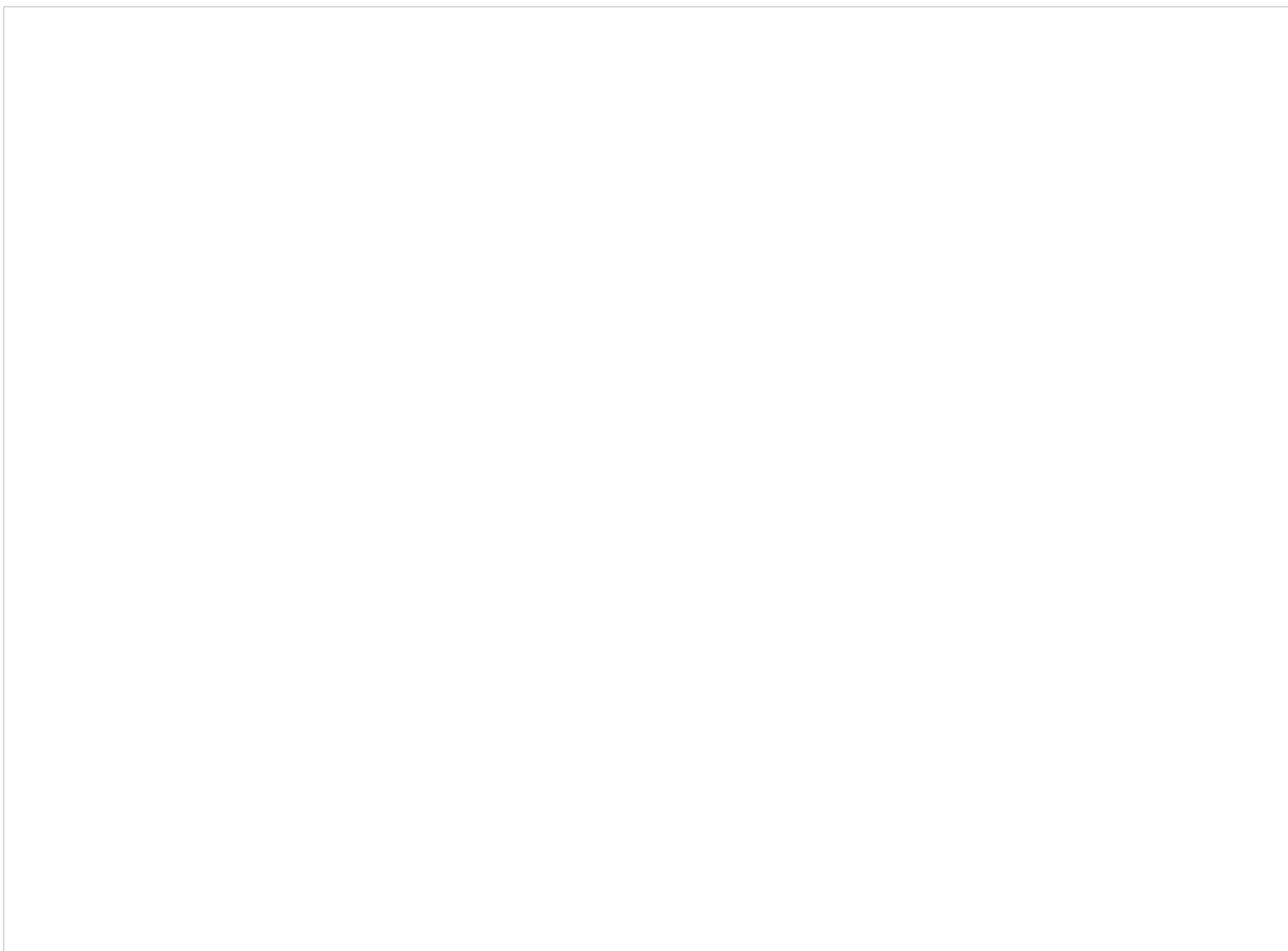




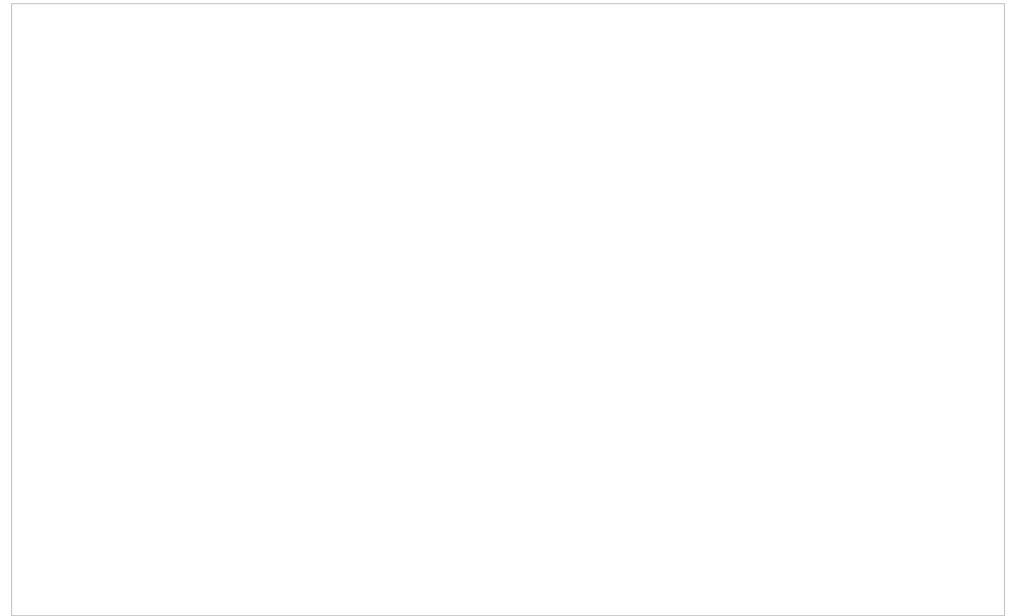












Floor plan

Approximate Area = 2853 sq ft / 265 sq m
 Limited Use Area(s) = 292 sq ft / 27.1 sq m
 Garage = 376 sq ft / 34.9 sq m
 Total = 3521 sq ft / 327 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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