

Hamptons

INTERNATIONAL



Headland Close, Welford On Avon, CV37

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OFFERS IN EXCESS OF

£600,000

(£600,000)

Property details



Key features

- Chain free
- Detached house
- Three bedrooms
- Open plan kitchen/living area
- South facing garden
- Two bathrooms
- Living room
- Utility room
- Off street parking

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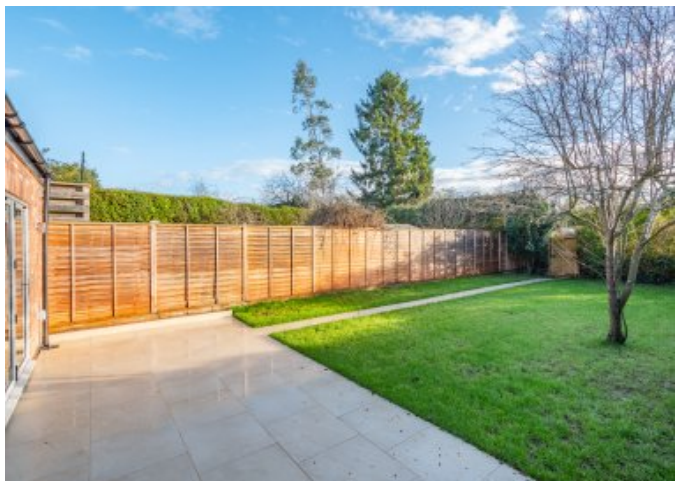
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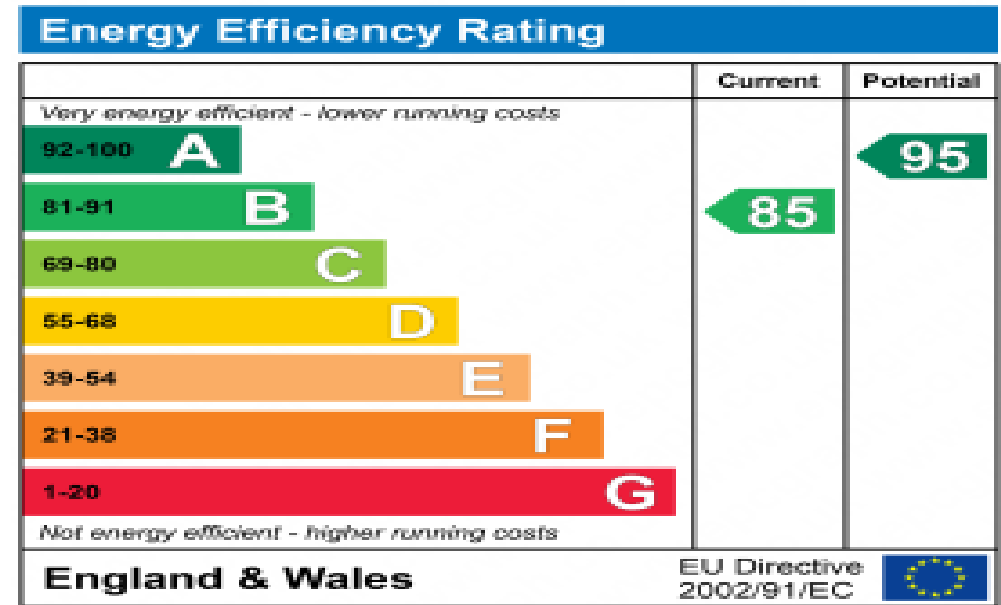
Description

Set within a mature residential close, this attractive modern home offers bright, contemporary accommodation arranged over two floors and finished to an exceptional standard throughout. Completed in 2023, the property combines generous proportions with high levels of energy efficiency and stylish, modern detailing. The approach to the property is via a well-proportioned, low-maintenance driveway providing ample off-road parking. To the front of the property is a well-proportioned living room, offering a comfortable and versatile space. To the rear, the heart of the home is the stunning open-plan kitchen, dining and family room, perfectly designed for modern living. The bespoke Shaker-style kitchen is fitted with a comprehensive range of wall and base units, complemented by quartz worktops and a stylish central island incorporating a hob and extractor. Integrated appliances include two ovens, microwave, wine fridge, dishwasher and fridge freezer. A feature lantern roof and full-width bi-fold doors allow natural light to flood the space and open directly onto the rear patio. A separate utility room provides additional storage and practical workspace, while a guest WC is conveniently located off the hallway. The whole of the ground floor has underfloor heating with Karndean flooring. To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the rear of the property and features stylish built-in wardrobes and a beautifully appointed en-suite shower room, fitted with luxury tiling, a large shower enclosure with rainfall and handheld shower, vanity wash basin with storage and a WC. Bedroom two is a spacious double room with a front-facing aspect, while the third double bedroom is also well proportioned and enjoys views to the front. The family bathroom is fully tiled and finished to a high standard, comprising a panelled bath with shower over, vanity wash basin with storage and a low-flush WC. The rear garden is a particular highlight, enjoying a desirable southerly aspect. Designed to be both private and low maintenance, it is mainly laid to lawn and enclosed by fencing and mature hedging. A porcelain patio provides an ideal space for outdoor dining and entertaining, while a pedestrian gated access leads directly to the local shop and primary school within minutes. The property further benefits from an energy-efficient air source heat pump and the remainder of a 10-year Build-Zone warranty.*In accordance with the EA code of conduct, we inform you that a member of staff from Connells (or another Group Company) has an interest in this property.*Situation The village of Welford-on-Avon is situated 4 miles west of Stratford-upon-Avon. Welford sits within a meander of the river Avon, on the south bank of the river. There local amenities including a village store, three pubs and a primary school. The village has many Tudor half-timbered and thatched cottages, mostly close to the village church. The area is well served by private and state schools in Stratford, including The Croft Preparatory School, King Edward VI Grammar School for Boys, Stratford Grammar School for Girls and Stratford High School. Property Ref Number: HAM-62048









Floor plan

HEADLINE CLOSE

Approximate Gross Internal Area

1518 sq. ft. (141.0 sq. m.)



Drawn for information and identification purposes only.

Location



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