



**Barton Fields, Stratford-Upon-Avon, CV37 8HH**

**£450,000**

  
**KING**  
HOMES



SOLD BY KING HOMES, DO YOU HAVE A PROPERTY TO SELL IF SO CALL US TODAY! 4 Bedroom Detached in Welford On Avon\* An absolute giveaway price for this absolutely stunning and stylish detached large family home, with fantastic OPEN FIELD VIEWS to the rear and located in a highly desired location. \*\*IMMACULATE AND UPGRADED THROUGHOUT\*\* \*NEW LISTING\*



LOCATION LOCATION LOCATION!!!

Do not miss out on this extremely rare opportunity to buy this 4 Bedroom Detached Family Home in the highly sought-after village of Welford On Avon. An absolute steal at this price, with fantastic open views over the rolling countryside to the rear and located at the end of this quiet and peaceful cul-de-sac. The home boasts many stylish upgrades to include a stunning fully refitted kitchen diner / family room. This property really does tick all of the boxes! In brief the accommodation comprises, reception hallway, dual aspect lounge with log burner, kitchen diner/family room, utility, downstairs w.c, Master Bedroom with Master En-Suite Shower Room, Bedroom Two, Three and Four, plus a spacious family bathroom. With simply lovely open views to the rear and pleasant surroundings in this very exclusive road, a south facing rear garden, and attached single garage.

VIEWS OVER ROLLING COUNTRYSIDE AND GOLF COURSE

Seeing is believing, you simply have to be view this home to appreciate these views

Approach

The approach to this stunning family home enjoys an off road vehicular entrance with a tarmac driveway which will easily give parking space for two vehicles. To the side is a lawned area.

Entrance Hallway

A stunning and spacious entrance through a UPVC double glazed door leads to the carpeted entrance hall, with a UPVC double glazed window to front aspect, wall hung radiator, plug sockets and light fittings. Access from the hallway leads to the large dual aspect lounge, the family / dining kitchen room, the downstairs W.C and under-stairs storage. Carpeted stairs lead to the first floor.

Large Lounge 21'9" x 11'3" (6.64m x 3.45m )

A stunning lounge with double glazed upvc tri-folding doors to the rear aspect with stunning countryside views over the fields and giving access to the rear garden. With a feature log burner stove, two double radiators, and having a stunning triple glazed bay window to the front aspect.

Refitted Modern Kitchen Diner/Family Room

21'9" max (7'4" min) x 12'9" max (9'10" min) (6.65m max (2.24m min) x 3.89 max (3.00m min))

A stunning recently refitted modern and contemporary kitchen/ diner / open plan family room with tile effect Karndean flooring and with a range of matching wall and floor units, with woodgrain effect work surfaces over with matching splashback, one and a half sink unit with chrome effect mixer tap, with hot and cold water filter mixer tap. With both integral upright fridge freezer and integral dishwasher, range cooker with extractor canopy over, ceiling spotlights, pelmet lighting, two modern radiators. With a Upvc double glazed window to the front aspect and upvc double glazed French double doors giving access to the rear garden and having stunning views over the countryside.

Refitted Utility 7'4" x 7'4" (2.26m x 2.25m )

Refitted Downstairs W.C

First Floor

First Floor Landing

Master Bedroom

En-Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

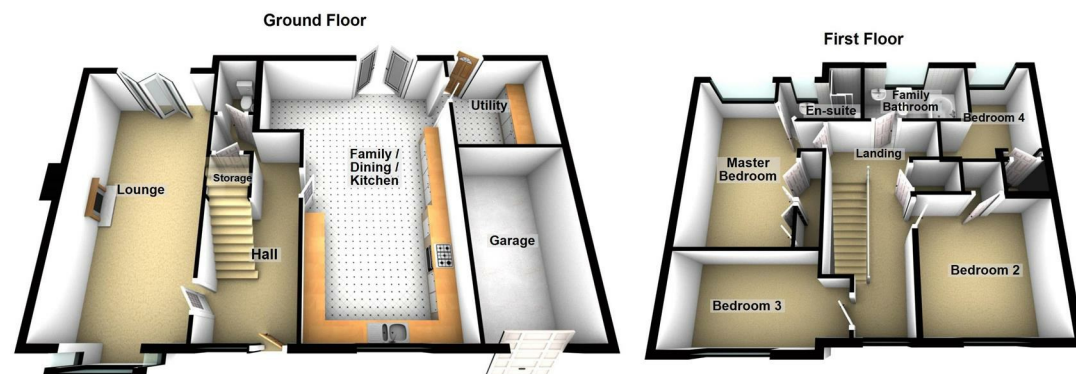
Outside

Front

Rear

Attached Garage





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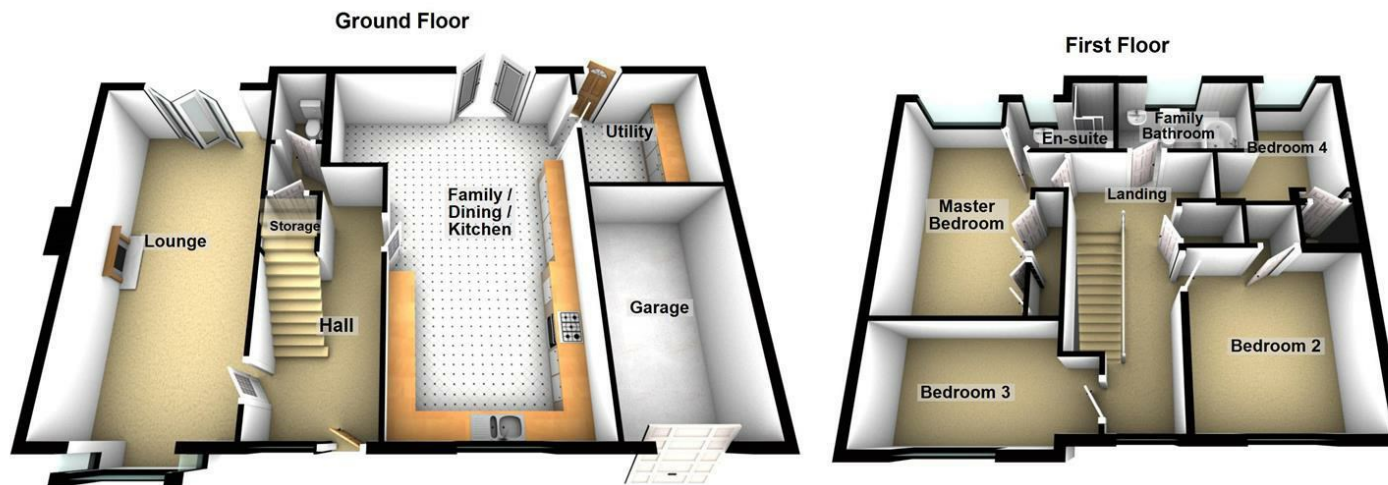
KING HOMES 3D FLOOR PLANS \* FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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