



Oakdale Headland Road, Welford on Avon, CV37 8ET

Guide Price £695,000

- Dormer Bungalow
- Convenient Village Location
- Off Road Parking For Two Cars
- Three Double Bedrooms
- Living, Breakfast Kitchen
- Sitting Room
- Ensuite To Principle Bedroom
- Family Bathroom
- Air Source Heat Pump
- Underfloor Heating To Ground Floor



Detached, three bedroom dormer bungalow set in a quiet location within the village of Welford. Underfloor heating, air source heat pump, off road parking, garage and delightful rear garden.

WELFORD ON AVON

Welcome to Welford-on-Avon, one of Warwickshire's most picturesque and sought-after riverside villages and just four miles west of Stratford-upon-Avon. Excellent transport links to Birmingham, Warwick, and London. Whether you are looking for a characterful period property or a modern family home, Welford-on-Avon represents the very best of country living.

SPECIFICATION

General

- Highly energy efficient
- UPVC double glazed windows

Heating, Plumbing & Electrics

- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Porcelanosa sanitary ware
- LED down-lighting to kitchen diner and WC
- Intruder Alarm
- Cat 5 wired

Fixtures & Fittings

- Bespoke fitted kitchen with BOSCH appliances
- Silestone worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Fitted wardrobes to principle bedroom
- Porcelanosa flooring to kitchen, utility, WC
- Amtico flooring throughout hallway
- Carpet throughout rest of house

Outside

- Outside lighting
- Electric car charger
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries

- Turfed lawn areas
- Landscaped front gardens
- Block paved driveway and pedestrian side access

N.B. The developer reserves the right to change any item to an equivalent specification.

PLANNING APPLICATION NUMBER

24/00684/FUL

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Superfast / Standard Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 79% EE (Checked on Ofcom Oct26)

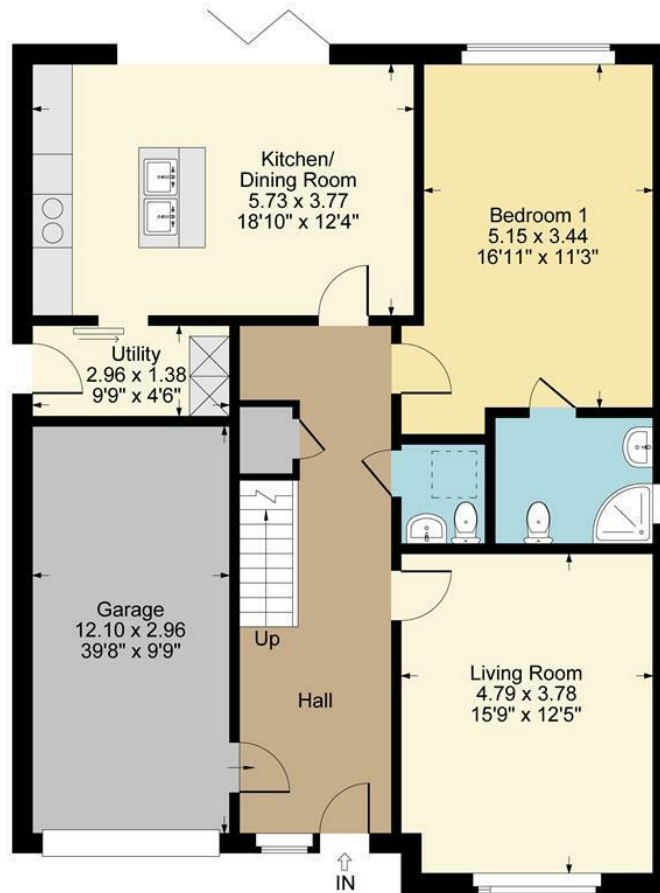
COUNCIL TAX: Council Tax is levied by the Local Authority and is not yet allocated.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC.

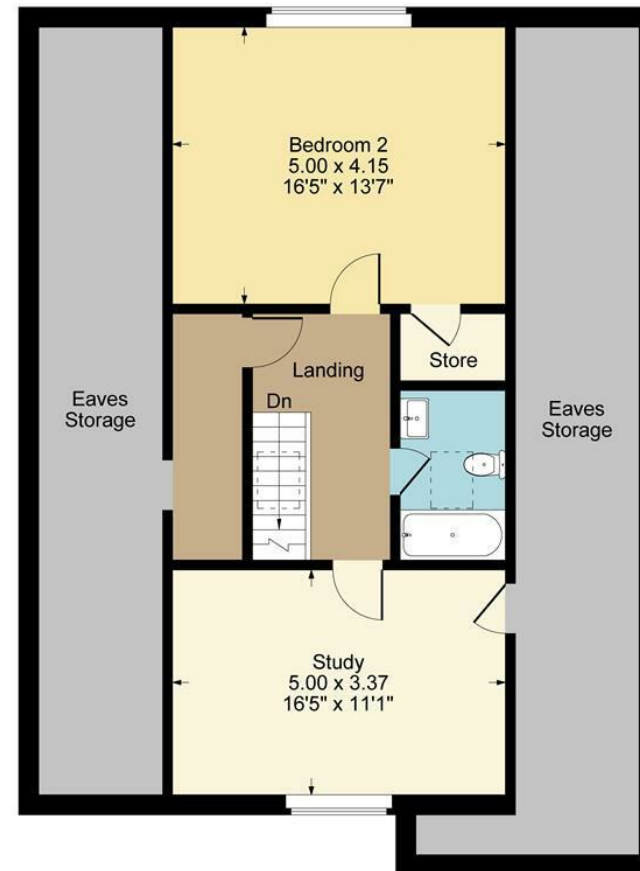
VIEWING: By Prior Appointment with the selling agent.

AGENTS NOTE: Please note that the images used are CGI enhanced images.

Plot 3



Ground Floor



First Floor

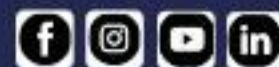
Approximate Gross Internal Area
 Ground Floor = 90.11 sq m / 970 sq ft
 First Floor = 57.55 sq m / 619 sq ft
 Garage = 18.05 sq m / 194 sq ft
 Total Area = 165.71 sq m / 1783 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, CV37 6PT | 01789 415444
newhomes@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke
New Homes
Winkworth