



**Darcey & Demis, Two Acre Lane, Welford On Avon, Stratford-  
Upon-Avon**  
**£4,000 pcm**



NIKKI HOMES  
PROPERTY CONSULTANTS



Set in the heart of this popular village location, but within a private lane and set back from the road, is this stunning family home that offers over 3300 sqft. of accommodation.

Welford-On-Avon is a riverside village with a thriving community. For a village, it boasts more than its fair share of services; a well-stocked village shop, a ladies clothes shop, hairdressers, social and recreational amenities including a sports club, local village hall and Ofsted outstanding school. A popular golf course, and of course, two village pubs.

Built by the current homeowners back in 2022, no expense was spared when creating this impressive property with underfloor heating throughout the ground floor. One thing that this home certainly does not lack is open plan living; an impressive statement living / kitchen / dining room offers a space perfect for entertaining and certainly a room that the current homeowners very rarely stray from. A separate living room offers further bi-fold entry onto the rear garden and a room perfect for those evenings in, as well as a further reception space that could be utilised as a formal dining room or study. Also benefitting from a utility housing the warm-air heating system and a w/c.

The first floor comprises; substantial main bedroom with dressing room, en-suite and Juliette balcony, three further double bedrooms with two of those benefitting from en-suites, a further single bedroom / office and a three piece family bathroom.

Outside there is a detached double garage with electric doors.

The property also benefits from a garden which has been predominantly laid with artificial grass that wraps around the property, along with a patio area that becomes a real sun trap. A blocked paved drive offers parking for several vehicles.

PLEASE NOTE:

Minimum 6 month let

ONE pet considered

Sorry no smokers or sharers

Deposit: £4,615.38  
Holding Deposit: £923.07  
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

NOT TO SCALE

Approximate Total Floor Area inc. Garage  
310.57 Sq m - 3342.95 Sq ft



This plan is for illustration purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only  
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