



**Darcy & Demis, Two Acre Lane, Welford On Avon, Stratford-
Upon-Avon**
Offers Over £1,250,000



NIKKI HOMES
PROPERTY CONSULTANTS

5 bedroom detached house for sale | Freehold

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.

A detached double garage with electric doors has its own power supply, as well as having a water supply, meaning that subject to planning a detached annexe could be possible. A wooden staircase has been fitted to offer access to the upper floor.

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:

Services

Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Stratford District Council 01789 267575.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to re-check the measurements before committing to any expense.
- 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
- 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

Parking options: Garage



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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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) A		
B	84	
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
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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Office 1, Reids Ind Estate, Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk