

Peter Clarke



Grand Chain Church Bank, Binton Road, Welford on Avon, Stratford-upon-Avon, CV37 8PS

# Grand Chain, Church Bank, Welford-On-Avon



Approximate Gross Internal Area  
 Ground Floor = 244.19 sq m / 2629 sq ft  
 First Floor = 245.49 sq m / 2642 sq ft  
 Garage = 52.12 sq m / 561 sq ft  
 Total Area = 541.80 sq m / 5832 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





- 5271 sq.ft. luxurious accommodation
- Situated off a private drive with beautiful views
- Bespoke solid oak and glass staircase with feature stone wall
- Luxury designer kitchen complete with a full range of Miele appliances
- Underfloor heating to ground floor
- Integrated Sonos sound system and feature curved TV walls
- Automated wrought iron entrance gates with video intercom
- Impressive stonewalled reception hall
- Six king sized bedrooms (including semi-contained annexe) all with fitted furniture
- Approx 0.5 acre plot with fully landscaped garden, outdoor kitchen, pergola and hot tub



Guide Price £2,600,000

An exclusive detached residence providing luxurious accommodation of approx 5,271 sq.ft. and situated off a private road in an elevated position with beautiful views all on a plot of approximately 0.5 acre with beautifully landscaped gardens, in a gated setting and built to a specification beyond Damson Homes signature multi-award winning standard.

The property is positioned towards the end of a private driveway in the delightful Warwickshire village of Welford-on-Avon. Grand Chain is an exclusive offering of a breathtakingly spacious and most luxurious family home, and is the showpiece of The Nightingales which consist of three properties built in 2019.

Standing behind a gated driveway, 'Grand Chain' offers a host of light and spacious accommodation made to a specification beyond Damson Homes signature, multi-award-winning standard.

### SITUATION

Welford-on-Avon lies on the banks of the River Avon, on the borders of Shakespeare country, the north Cotswolds and the Vale of Evesham. It is well placed for access to the major Midland towns and cities of Coventry, Birmingham, Redditch and Leamington Spa, as well as having good rail links with London from nearby Honeybourne. Day to day shopping can be carried out in the village, which has one general store and three public houses, as well as a primary school and Church. The village is well served to local needs and is only four miles south west of Stratford-upon-Avon. In addition, Junction 15 of the M40 motorway is about ten miles away and the NEC, Birmingham International Airport and Railway Station are all within comfortable driving distance.

### NOTABLE FEATURES

Solid oak and glass stairase  
 Impressive stone walled reception hall  
 Luxury designer kitchen complete with a full range of Miele appliances  
 Underfloor heating to ground floor  
 Bi-fold doors to the main reception rooms  
 Internal vacuum system  
 Integrated Sonos sound system  
 Feature curved TV walls  
 Automated wrought iron entrance gates with video intercom  
 Triple garage plus separate staircase to semi-contained annexe/teenage suite

### KITCHEN AND UTILITY AREAS

Contemporary soft-close kitchen units  
 Feature granite or quartz worktops  
 Complementary under unit and kickboard LED lighting  
 Feature tile flooring

### BATHROOMS, EN SUITES AND CLOAKROOMS

High quality sanitary ware  
 Handpicked, ceramic wall tiled and natural stone borders  
 Designer hot and cold water mixer taps  
 Oversized monsoon showers  
 Deep and free-standing bath tubs  
 Feature tiled flooring











Designer towel rail  
 Bluetooth speaker mirror  
 Shaver points  
 Extractor fan with external venting  
 Pressurised hot water throughout

### **LIVING ROOMS AND BEDROOMS**

TV and radio entertainment unit supplying amplified signal to all main rooms  
 SKY ready, with pre-installed dish  
 BT ready telephone points  
 Feature contemporary fireplace  
 Designer radiators to first floor  
 Deep pile carpets  
 Fitted bedroom furniture and wardrobes plus a principal dressing room

### **RECEPTION HALL AND LANDING**

Video entrance system  
 Feature entrance door with anti-clone key  
 Luxury tiled floor with custom welcome mat  
 Security system  
 Loft hatch with ladder

### **THROUGHOUT**

Custom made 7" skirting boards and door frames  
 Boosted TV, satellite and radio wall points  
 Designer, space saving radiators  
 Ample power points

### **OUTSIDE**

Block paved driveway and patio  
 Outside kitchen, barbeque and hot tub  
 Pergola with double width covered seating area with blinds and lighting  
 Feature exterior lighting, cold-water tap and power-point  
 Walled with featherboard wooden fencing.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity and water are connected to the property. Drainage to private septic tank. LPG heating with underfloor heating to the ground floor.

**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.

**AGENTS NOTE:** There are currently no regular maintenance charges for the drive however all residents maybe be required to contribute to the maintenance.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band H.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.







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