



Akoya, High Street  
Welford-on-Avon | Stratford-upon-Avon | Warwickshire | CV37 8EA

FINE & COUNTRY

# AKOYA

*Carefully designed around modern living, this exclusive contemporary new home offers a unique blend of traditional architecture with the latest in smart living, set in a prime position, in an enviable village location.*



Individually designed over three floors, the impressive central atrium floods the property with natural light. Akoya offers approximately 4,000 square feet of versatile living space with impeccable attention to detail and use of exceptional quality building materials and methods.

# GROUND FLOOR

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The entrance hall leads to the striking open plan kitchen, dining and living space which also includes a snug area. The hand-made cabinetry, porcelain tile flooring, American white oak doors, skirting and architraves, add a classic yet contemporary sense of style throughout this home.

The hand-crafted marine blue breakfast island with marbled quartz worktop, compliment the marine blue, Everhot oven, with an induction hob and separate hot plate. As an extension of modern convenience, the kitchen benefits from a Quooker tap and large Liebherr fridge freezer with a built-in wine cooler. The double Belfast sink brings together the deliberate blend of classic - contemporary styling.

Designed with entertaining in mind, the kitchen effortlessly leads onto the spacious living room. The ethanol fire and media wall provide a focal point for the room. The dual aspect, specialist, IQ sliding doors seamlessly link to the expansive porcelain paved terraces framing the east-facing garden and bringing the feeling of indoor-outdoor living to life.

The ground floor also comprises a utility and plant room, guest shower room and hand-crafted fitted cloakroom to provide fantastic boot-room storage.







# DEVELOPER INSIGHT

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“Welford is what I'd describe as a 'proper' village with character and great amenities, including a butcher, deli, Post Office, and maypole right in the centre. It's well-established with a good sense of community and this plot really stood out to me as it's set on a lovely road right in the heart of the high street. Our vision was to build a beautiful house which will complement the other properties in the nearby vicinity.”

“Our team of four has a wealth of experience that is completed by our quality-conscious tradesmen and skilled craftsmen. It's always an enjoyable process when we work together and we love to see our plan come to life where we create a bespoke house with a name and persona of its own. Every decision is taken with great consideration; for example, it took many attempts to get the grey render just right, and from this, 'Akoya' was aptly named as the colour is reminiscent of the beautiful Japanese pearl.”

“It's the best of both worlds here. The property is not far from the M40 so it benefits from excellent transport links, whilst ramblers and dog walkers will enjoy exploring the various walking and cycling routes. It's super easy to head over to the Cotswolds for the weekend or to visit the theatre in Stratford-upon-Avon. The marina is also a big part of the community as lots of people keep their boats there and enjoy sailing up and down the river.”

“The property has been designed to embrace the indoor / outdoor lifestyle. It lends itself perfectly to entertaining with terraced areas, outside electrics, and hot and cold water which would be useful for a hot tub or kitchen / bar area. It's a flexible space that can be used in many ways as there's plenty of scope for lawn, flowerbeds and pots for the keen gardeners or it can be as low maintenance as desired.”

“The kitchen / diner / snug is a standout room for us. It will be a lovely space to cook, relax, and spend time with family and friends. It will be easy to cook and chat with everyone at the same time and we envisage the stunning sliding doors to be wide open to the terrace on a summer evening where guests can mingle and enjoy themselves. The top floor is very special too as it's a flexible space that could be used as additional bedrooms, media room, home office, or even a games room,” concludes the developer.\*

\*These comments are the personal views of the current developer and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# FIRST FLOOR

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The first floor continues to impress, soft touches of LED lighting lead you up the inspired hand-made American white oak and chrome mix staircase to the first floor where you find the main bedroom with dressing room and ensuite shower-room.

The subtle contemporary styling throughout the house extends to the generous ensuite, which features a walk-in shower the width of the room, with Vado dual controls that allows the shower to be conveniently turned on and off from the shower-room as well as conventionally inside the shower. There are double round stone basins and a state-of-the-art combined toilet and bidet.

The feeling of light and space hits you the moment you enter the main bedroom, with its own fully fitted dressing area. The sliding door glazing provides the perfect frame for the generous landscaped garden, which can be enjoyed further on the feature balcony.

There are two further well-appointed double bedrooms, one with an ensuite shower-room and the other leading to the central atrium balcony.

The family bathroom, which features a stunning free-standing Paris bath, serves the second double guest bedroom appointed at the front of the house.



## SECOND FLOOR

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Continuing up the lit staircase to the second floor, you'll find two further substantial rooms accompanied by a striking shower-room with a Lusso Stone Annelie freestanding designer sink and Roca toilet and bidet.

This suite of rooms offers options and versatility: they could be used as bedrooms (with the possibility of becoming an alternative principal suite); as games/media rooms or as a perfect office space.

Scheduled for completion in September 2022, this is a home that offers the very best of modern living in a prime location that benefits from village and local amenities within easy reach.

Finished with impeccable attention to detail, importantly the property includes smart heating and lighting controls, air source and underfloor heating on the ground, first and second floors which along with other important "green solutions" make it an energy efficient property.

Akoya is fitted with category 6 cabling throughout, a fibre internet connection, USB ports will also be fitted in every room.





# OUTSIDE

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The electric-gated entrance sets the tone of this sophisticated contemporary home. Automated ambient outdoor lighting welcomes you to Akoya.

The integral double garage is fitted with 7kw electric charging points and is finished to the same standard as the property with white painted walls and underfloor heating.

Set in around a third of an acre, the seclusion of the neatly landscaped easterly garden brings the benefit of private alfresco living on two porcelain tiled terraces.

The property benefits from a hot and cold outside tap.

To fully appreciate this property and all it offers please watch our video featuring the Developer and Site Manager and explore the 360 tour of the living spaces.

Please note that all images included in this brochure and video are Computer Generated Images and show an artistic impression for the finished property.

A full list of fixture and fittings is available on request.



## Welford-on-Avon

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Welford-on-Avon is a highly sought-after village with a very active community just 4 miles downstream from Stratford-upon-Avon. The village has three public houses, two shops including a deli and family butcher, a garage, a primary school (Ofsted rated outstanding), a bowls club, a sports club, an 18-hole golf course, a children's play area, allotments and two churches (the Parish Church of St Peter's and the Methodist Church).

Welford-on-Avon has been County Winner or Runner Up in Warwickshire's "Best Kept Village Competition" on twelve occasions since 1991. The village boasts one of the tallest Maypoles in England. Once known for its timber-framed buildings, Welford is an evolving village and over the last few decades has become home to some spectacular architecture, of which Akoya will become a premier example.

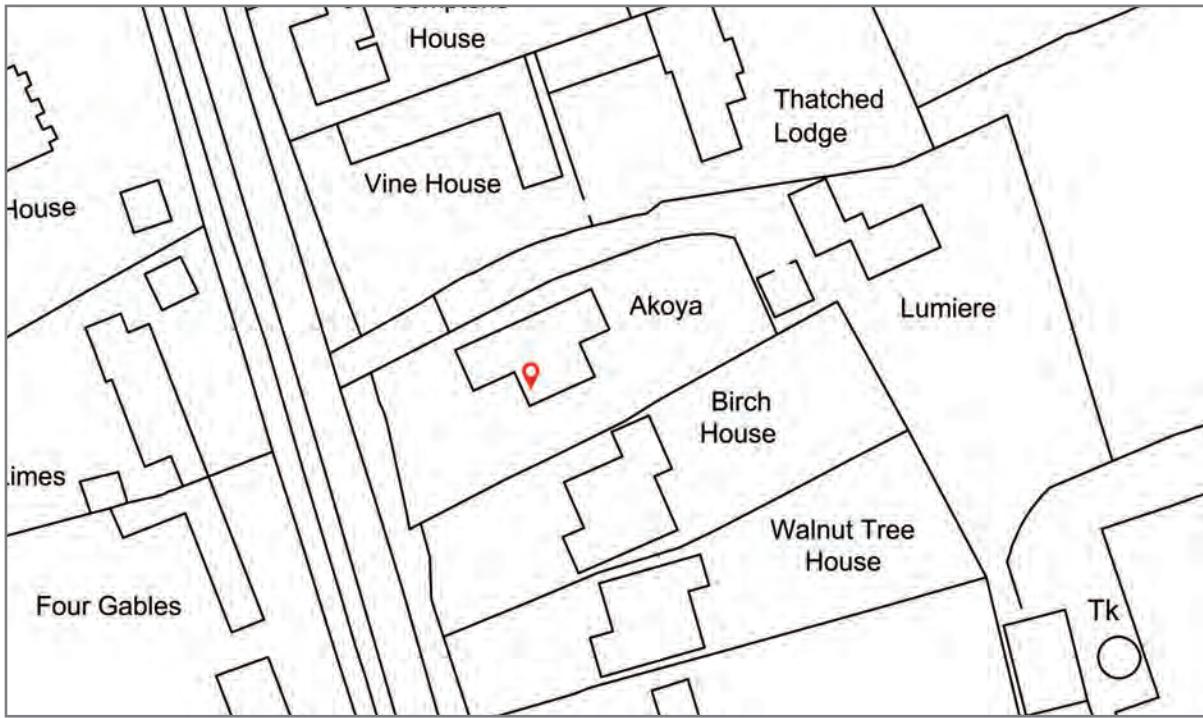
## STRATFORD-UPON-AVON

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The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.





# INFORMATION

## Services

Air source and underfloor heating, mains drainage, water, and electricity, 7 kw electric car charging points smart heating and lighting controls.

## Local Authority

Stratford-on-Avon District Council.

## Property Tenure

Freehold

## Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01789 332600.

## Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

## Appointments by arrangement

## Directions

As you proceed north through the village from Binton Road, with The Bell Inn on your right, you will continue onto High Street. Approximately 100 yards from The Bell Inn is a private driveway, where you will find Akoya's prime position.

**Akoya, High Street, Stratford-upon-Avon**  
**Approximate Gross Internal Area**  
**Main House = 3889 Sq Ft/361 Sq M**  
**Double Garage = 343 Sq Ft/32 Sq M**  
**Balcony external area = 110 Sq Ft/10 Sq M**  
**Total = 4232 Sq Ft/393 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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EPC Pending



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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION

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## ROSE LORD PARTNER AGENT

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Rose is a highly-accomplished Partner Agent covering Stratford-upon-Avon and surrounding areas. Her combined local knowledge of the luxury property market, bluechip financial services background and over a decade of experience working with high profile clients allow Rose to offer a personalised and bespoke service. Following her passion for property and people Rose joined Fine & Country in 2020. Rose is an extremely proactive agent who seeks to support her clients every step of the way in writing their next chapter. Rose's extensive marketing expertise and access to marketleading digital technology assist in maximising the exposure of her clients' homes to achieve the best possible outcome.



## SUKHI SINGH HIGH NET WORTH MORTGAGE ADVISOR

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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

*High Net Worth Mortgage Specialists*



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