



**Connells**

Pembroke Gardens  
Wellesbourne Warwick

# Pembroke Gardens Wellesbourne Warwick CV35 9PX

for sale offers over  
**£475,000**



## Property Description

BEAUTIFULLY PRESENTED four bedroom detached family home located in the popular village of Wellesbourne offering versatile ground floor open plan kitchen/diner, lounge, study/bedroom utility and cloakroom with three/four bedrooms with one en suite and family bathroom. Private rear garden, garage and a large driveway offering off-road parking. CONTACT US NOW TO ARRANGE VIEWING!

## Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly

regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

## Entrance Hall

Having Upvc front door into L-Shaped entrance hall with radiator, telephone point, understairs storage cupboard, bow window to the front elevation and double glazed door to side entrance:

## Cloakroom

Having ceramic tiled floor, white suite comprising low level WC, wash hand basin with vanity cupboard under, radiator and obscure double glazed window to the side elevation;

## Kitchen/diner

26' 2" x 8' 8" ( 7.98m x 2.64m )

Modern and stylish fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, peninsular with breakfast bar, one and a half bowl sink and drainer unit, incorporating integrated kitchen appliances to include induction hob with stainless steel extractor above, single electric oven with separate combination oven above, dishwasher and space for American style fridge/freezer. With double glazed window to the front elevation and french doors out to the rear garden.

## Lounge

16' 4" x 12' 4" ( 4.98m x 3.76m )

Having two radiators,TV point and large sliding double glazed patio door out to the garden, Door through to:

## Study/bedroom Four

16' 9" into window x 9' 2" ( 5.11m into window x 2.79m )

Flexible living space with double glazed window and door to the rear elevation, two double glazed windows to the front elevation, wall and base units offering a utility area, two radiators and a fire door into the garage.

## First Floor

### Landing

Having access to partially boarded loft via pull down ladder. Built in airing cupboard housing combination boiler and doors to bedrooms and bathroom.

### Bedroom One

11' 11" x 11' 10" ( 3.63m x 3.61m )

Having two double glazed windows to the front elevation, radiator, built in wardrobes with sliding doors, built in cupboard and door to:

### Ensuite

Recently refitted suite comprising; Ideal standard vanity unit with basin , WC, complementary marble effect tiled walls, chrome ladder heated towel radiator, large shower enclosure with drencher shower and handhold shower. Obscure window to the front elevation.

### Bedroom Two

11' 11" x 8' 9" ( 3.63m x 2.67m )

Having double glazed window to the rear elevation and radiator.

### Bedroom Three/four

8' 10" x 13' 6" ( 2.69m x 4.11m )

Currently used as one large double, easily made back into two separate; having two

double glazed windows to the rear elevation and two radiators

## Bathroom

Recently refitted suite comprising low level ROCA WC, ROCA handwash basin, bath with shower over and shower screen, chrome ladder heated towel radiator, tiled to walls and obscure double glazed window to the side elevation;

## Outside

### Rear Garden

Private rear garden with lawned area, paved patio area, wooden pergola on decked area, borders with mature shrubs and trees and partially walled and timber fences to the boundaries:

### Approach/front Garden

Situated down a shared private drive, the property boasts a lawned fore-garden, large driveway with ample parking and access to the rear garden via a gate.

## Garage

Having power and light, door to the rear, door into the property and an up and over door to the front elevation.

## Council Tax

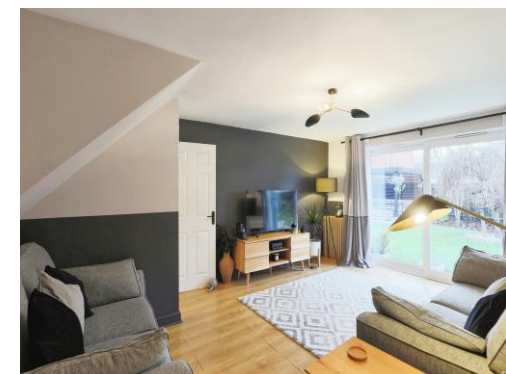
Local Authority: Stratford District Council  
01789 267575

Council tax band E

[www.stratford.gov.uk/council/bandings.cfm](http://www.stratford.gov.uk/council/bandings.cfm)

## Viewings

Strictly by prior appointment via the selling agent.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103420](http://connells.co.uk/Property/WBE103420)**



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