



Connells

Jeacock Place
Wellesbourne Warwick



Property Description

Beautifully presented EXECUTIVE FIVE bedroom DETACHED property located in the popular village of Wellesbourne. Benefiting from a spacious KITCHEN/DINER/ FAMILY ROOM, Lounge, DINING ROOM , utility, CLOAKROOM, family bathroom, EN SUITE, enclosed SOUTH FACING rear garden, detached GARAGE, and an EXTENSIVE PRIVATE driveway providing 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 Hallway

Having a door from the front elevation into a light and airy entrance hall with karndene parquet effect flooring, radiator, carpeted staircase rising to the first floor, and doors leading to lounge, dining room and kitchen;

Cloakroom

Having WC and pedestal wash hand basin;

Lounge

16' x 11' (4.88m x 3.35m)

Having carpet flooring, double glazed window to the front elevation, full fibre data connection point and radiator.

Kitchen/family Room

26' 7" x 10' 4" Max (8.10m x 3.15m Max)

Spacious room, with a modern, fully fitted kitchen with wall and base mounted units and complementarity work surfaces over, Undercounter oven and hob with extractor over, inset one and a half sink unit with mixer tap, space for dishwasher and space for fridge/freezer. Karnedene parquet effect flooring throughout, space for table and chairs . There are two double glazed windows to the rear elevation, double french doors opening onto the garden and door to;

Utility

5' 4" x 8' 4" (1.63m x 2.54m)

Having wall and base units with complementary work surface over, space and plumbing for washing machine, wall mounted boiler, and double glazed door to the side elevation :

Dining Room/study

8' 4" x 10' 2" (2.54m x 3.10m)

Versatile room currently used as a TV room with karndene parquet effect flooring, radiator and double glazed window to the front elevation:

First Floor

Landing

Stairs rising from entrance hall to spacious gallery style landing area offering access to loft, storage cupboard and doors leading to all bedrooms and family bathroom;

Bedroom One

10' 11" x 11' 10" (3.33m x 3.61m)

Having double glazed windows to the front elevation and door to;

Ensuite

En suite shower room having low level WC, wash hand basin, shower enclosure, extractor fan, radiator and obscure double glazed window to the front elevation.

Bedroom Two

14' 1" x 8' 6" (4.29m x 2.59m)

Having radiator and double glazed window to the front elevation;

Bedroom Three

8' 8" x 10' 5" (2.64m x 3.17m)

Having radiator and double glazed window to the rear elevation:

Bedroom Four

8' 8" x 9' 11" (2.64m x 3.02m)

Having radiator and double glazed window to the rear elevation:

Bedroom Five

8' 8" x 7' 11" (2.64m x 2.41m)

Having radiator and double glazed window to the rear elevation:

Bathroom

Modern and stylish bathroom having white suite comprising low level WC, wash hand basin, partially tiled walls, extractor fan, bath with glass shower screen and shower over, radiator and obscure double glazed window to the side elevation:

Outside

Rear Garden

Enclosed rear garden mainly laid to lawn with timber fence boundaries, recently planted trees to rear, paved patio area and a gate leading to the front.

Frontage

Having a tarmac driveway to the front and side of the property offering ample parking for several vehicles, pathway to front door, stocked boarders access to the rear garden and to the detached garage.

Garage

Having access from side driveway with up and over door, lighting, power.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

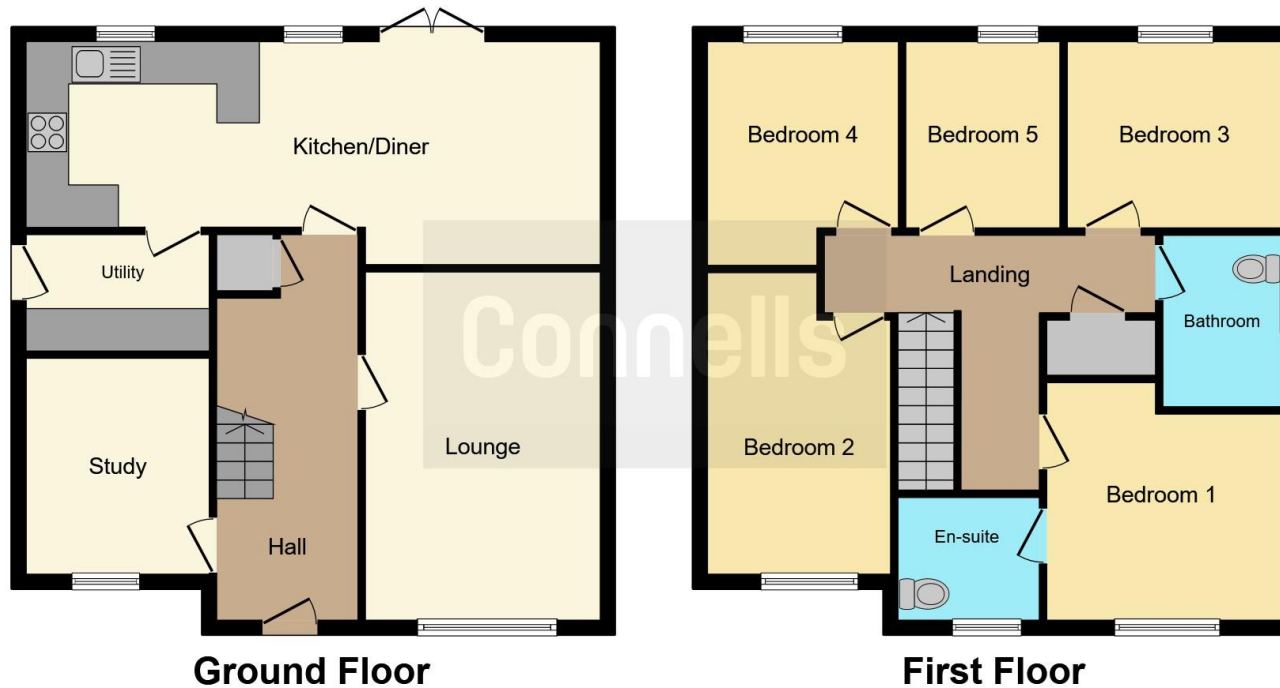
Viewings

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

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103431



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Property Ref: WBE103431 - 0007