



Connells

Wheelwright Way
Wellesbourne Warwick



Property Description

A fantastic spacious FOUR bedroom DETACHED family home offering spacious living arrangements throughout, comprising LOUNGE, STUDY, large open plan kitchen/diner to the rear of the property, UTILITY, downstairs CLOAKROOM, EN SUITE to master bedroom and family bathroom. GARAGE with driveway offering off-road parking for several vehicles and generous size rear garden. 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 an entrance hall, staircase rising to the first floor and doors leading to study, cloakroom, kitchen and;

Lounge

16' 10" x 12' (5.13m x 3.66m)

Spacious lounge having double glazed bay window to the front elevation, radiator, TV and telephone point;

Open Plan Kitchen/diner

23' 4" x 12' 8" (7.11m x 3.86m)

Stunning modern, fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, one and a half bowl sink and drainer unit, integrated double oven and fridge freezer, gas hob with stainless steel extractor hood over, integrated dishwasher, radiator, useful storage cupboards, a central island and a dining area to one side. Having double glazed window to rear and french doors into the garden and door through to;

Utility

5' 5" x 6' 10" (1.65m x 2.08m)

Having additional shelving, wall mounted cupboard housing boiler, plumbing for washing machine, space for tumble dryer and double glazed door to the side elevation;

Cloakroom

Having low level WC, wash hand basin with tiled splashback, and obscure double glazed window to the side elevation;

Study

6' 9" x 6' 10" (2.06m x 2.08m)

Having radiator and double glazed window to the front elevation:

First Floor

Landing

Stairs rising from entrance hall, offering access to loft space, radiator, double glazed window to the side elevation and doors leading to all bedrooms and bathroom;

Bedroom One

15' 1" x 12' (4.60m x 3.66m)

Having double glazed window to the front elevation, radiator, TV point and door through to;

En Suite

Having a white suite comprising low level WC, wash hand basin, shower enclosure, tiled surrounds and obscure double glazed window to the front elevation;

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Having radiator and double glazed window to

the rear elevation;

Bedroom Three

10' 8" x 9' 1" (3.25m x 2.77m)

Having radiator and double glazed window to the rear elevation;

Bathroom

Spacious bathroom having white suite comprising bath, wash hand basin, tiled surrounds, low level WC, obscure double glazed window to the side elevation;

Bedroom Four

10' 4" x 6' 10" (3.15m x 2.08m)

Having radiator and double glazed window to the front elevation;

Outside

Front

Having a pathway leading to the front of the property with mature shrubs, a driveway adjacent to the side of the property leading to the garage:

Rear Garden

Large private garden mainly laid to lawn with timber fences to the boundary, paved patio area and gated access to side of property and driveway;

Garage

Having power and light.

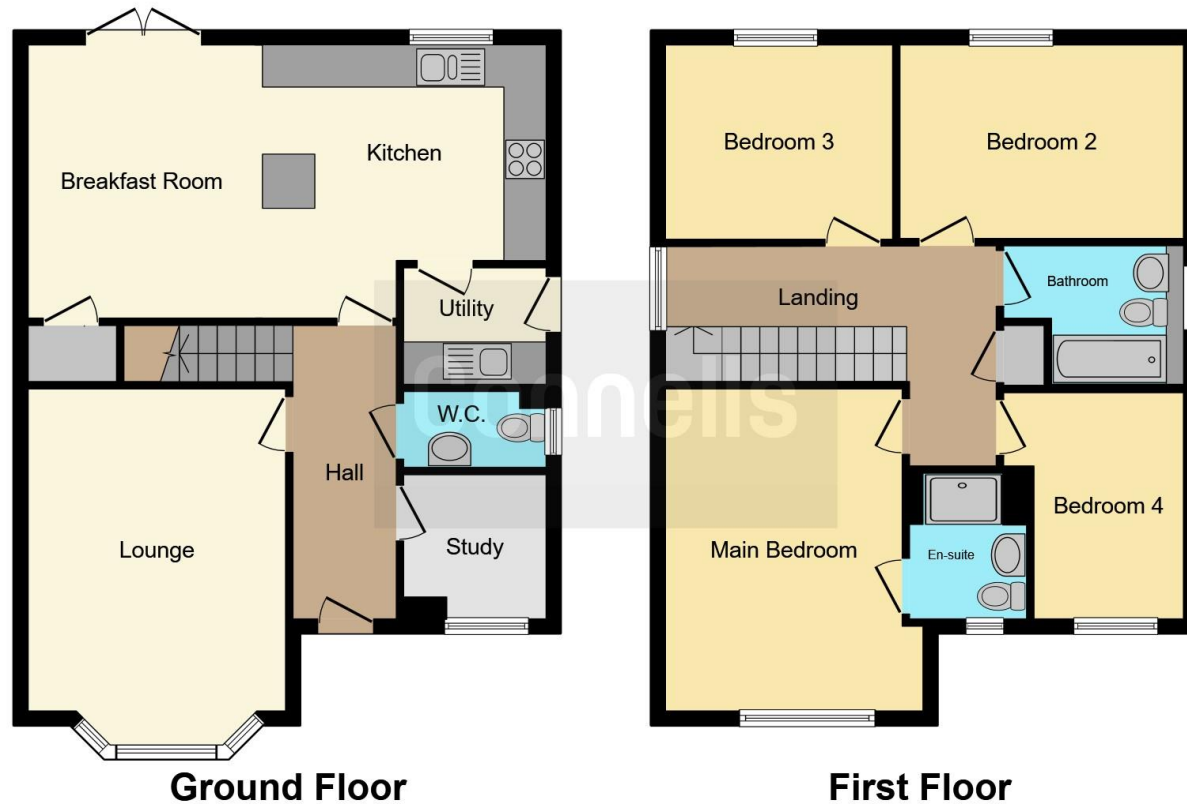
Council Tax

Local Authority: Stratford District Council
01789 267575









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/WBE103451



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