



**Connells**

Hammerton Way  
Wellesbourne Warwick





### Property Description

Situated on the popular Dovehouse Estate in Wellesbourne this attractive detached home offers generous and immaculate accommodation.

This modern property boasts a tasteful and stylish finish throughout, beginning with a useful entrance hall, an open plan Lounge/dining room, stylish kitchen and ground floor Wet Room. To the first floor there is THREE bedrooms and beautifully designed family bathroom.

Externally the property is approached via a driveway providing tandem off road parking and a garage providing storage space whilst to the rear there is an attractive private garden being mainly laid to lawn with a patio area.

**CONTACT US NOW TO BOOK YOUR APPOINTMENT TO VIEW!!**

### 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

Welcoming entrance hall having stairs rising to the first floor with understairs storage cupboard currently housing washing machine and tumble drier, opening through to open plan living/dining/kitchen area and door to:

### Shower Room

Modern partly tiled shower room comprising wash hand basin with vanity unit below, double shower enclosure with rainfall shower

and glass panelled fitted screen, low level W/C, tiled flooring, heated towel rail and extractor fan;

## Open Plan Living/Dining Room

24' 5" MAX x 20' 11" MAX ( 7.44m MAX x 6.38m MAX )

Spacious open plan space having ample space for dining area and lounge, having double glazed windows to rear and side elevations and sliding patio doors to rear elevation opening through to garden;

## Kitchen Area

Stunning modern, fully fitted kitchen with high gloss wall and contemporary base units with complimentary work surfaces over with inset sink and drainer and tiled splash back. Having integrated appliances to include induction hob with extractor hood above, eye-level oven and microwave and integrated fridge/freezer. Comprising ceiling spotlights and porcelain tiles which flow throughout the ground floor with a double glazed window to the front elevation;

## First Floor

### Landing

#### Bedroom One

12' 4" x 8' 6" ( 3.76m x 2.59m )

Having double glazed window to the rear elevation and radiator

#### Bedroom Two

12' 1" x 8' 5" ( 3.68m x 2.57m )

Having double glazed window to the front elevation, radiator and built in wardrobes.

#### Bedroom Three

12' 5" x 7' 7" ( 3.78m x 2.31m )

Having double glazed window to the front elevation, radiator and built in wardrobes.

## Bathroom

A recently refitted suite comprising low level WC, vanity handwash basin bath with shower head over and shower screen, inset ceiling downlighters, extractor fan, ladder towel radiator, tiled to walls and obscure double glazed windows to the side elevation;

## Outside

### Front

Having driveway leading to the garage, laid to lawn area and gate leading to rear.

### Garage Storage

Having up and over garage door, power and light.

### Rear Garden

Having a paved patio ideal for outside dining and entertaining, lawned area with timber fencing, shed and mature trees and shrubs.

## Council Tax

Local Authority: Stratford District Council  
01789 267575

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

## Viewings

Strictly by appointment with the selling agent only.

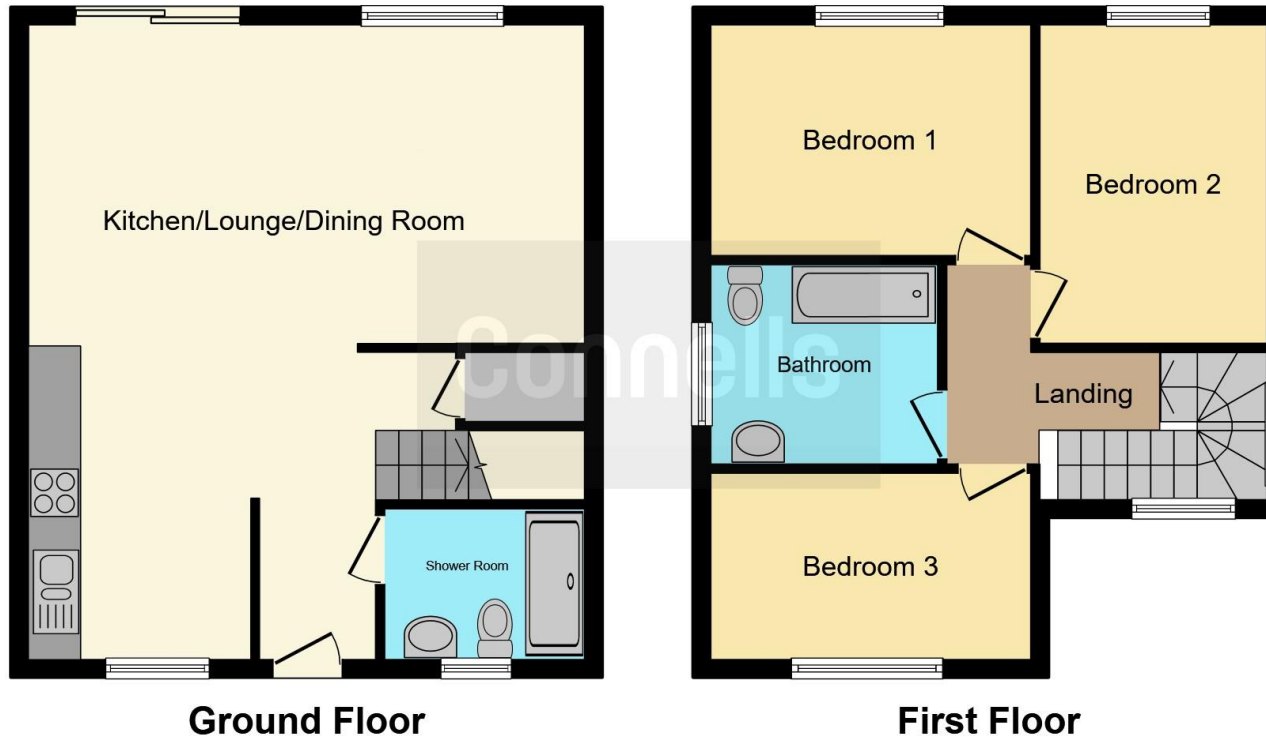












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103410](http://connells.co.uk/Property/WBE103410)**



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