



**Connells**

Hammond Green  
Wellesbourne Warwick



## Property Description

CONNELLS are pleased to present this spacious beautifully presented detached family home located in the popular village of Wellesbourne offering entrance hall, ground floor Cloakroom, Lounge, Study, Kitchen, Conservatory, four bedrooms with one en suite and family bathroom.

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## 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

Spacious and welcoming Hallway with radiator and doors to Cloakroom, Lounge, Study and:

## Kitchen

13' 9" x 9' 5" ( 4.19m x 2.87m )

Recently re-fitted, modern and stylish kitchen with a range of wall and base units and complimentary work surfaces over, one and a half bowl stainless steel sink and drainer unit, Range style double oven with gas hob and extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, radiator, double glazed window to the front elevation and door to the side elevation.

## Cloakroom

Recently refitted cloakroom having white suite comprising low level WC, wash hand basin with vanity unit and radiator;

## Lounge

14' 3" x 11' 3" ( 4.34m x 3.43m )

Having feature fireplace with gas fire,

understairs storage cupboard, double doors leading to study and opening through to:

### Conservatory

10' 8" MAX x 9' 4" MAX ( 3.25m MAX x 2.84m MAX )

Light and airy brick and UPVC built conservatory having purpose fitted blinds and french doors to the side elevation into garden;

### Study

9' 2" x 8' ( 2.79m x 2.44m )

Having radiator and double glazed window to rear elevation:

### First Floor Landing

Having radiator, access to partly boarded loft with power and light, airing cupboard and doors to all bedrooms and bathroom;

### Bedroom One

12' 8" MAX x 13' 8" MAX ( 3.86m MAX x 4.17m MAX )

Having double glazed window to the front elevation, radiator and door to:

### En Suite

Recently refitted En Suite having white suite comprising wash hand basin with vanity unit, low level WC, radiator, shower enclosure with Aqualisa power shower, extractor fan, shaver point and obscure double glazed window to the side elevation.

### Bedroom Two

14' 2" x 9' 5" ( 4.32m x 2.87m )

Having radiator and double glazed window to the front elevation;

### Bedroom Three

11' 11" x 9' 5" MAX ( 3.63m x 2.87m MAX )

Having radiator and double glazed window to the rear elevation;

### Bedroom Four

8' 1" x 7' 4" ( 2.46m x 2.24m )

Having radiator and double glazed window to the rear elevation;

### Bathroom

Recently refitted, partly tiled bathroom with white suite comprising WC, wash hand basin with vanity unit, bath with shower attachment, chrome heated towel rail, ceiling downlighters, extractor fan, shaver point and obscure double glazed window to the rear elevation.

### Outside Front

Having small foregarden with hedging, driveway, garage and access to the rear garden.

### Garage

Up and over door with power and light.

### Rear Garden

Enclosed rear garden with paved patio area, partly lawned, mature borders, timber shed, timber fences to boundaries and gate leading to driveway:

### Council Tax

Local Authority: Stratford District Council  
01789 267575

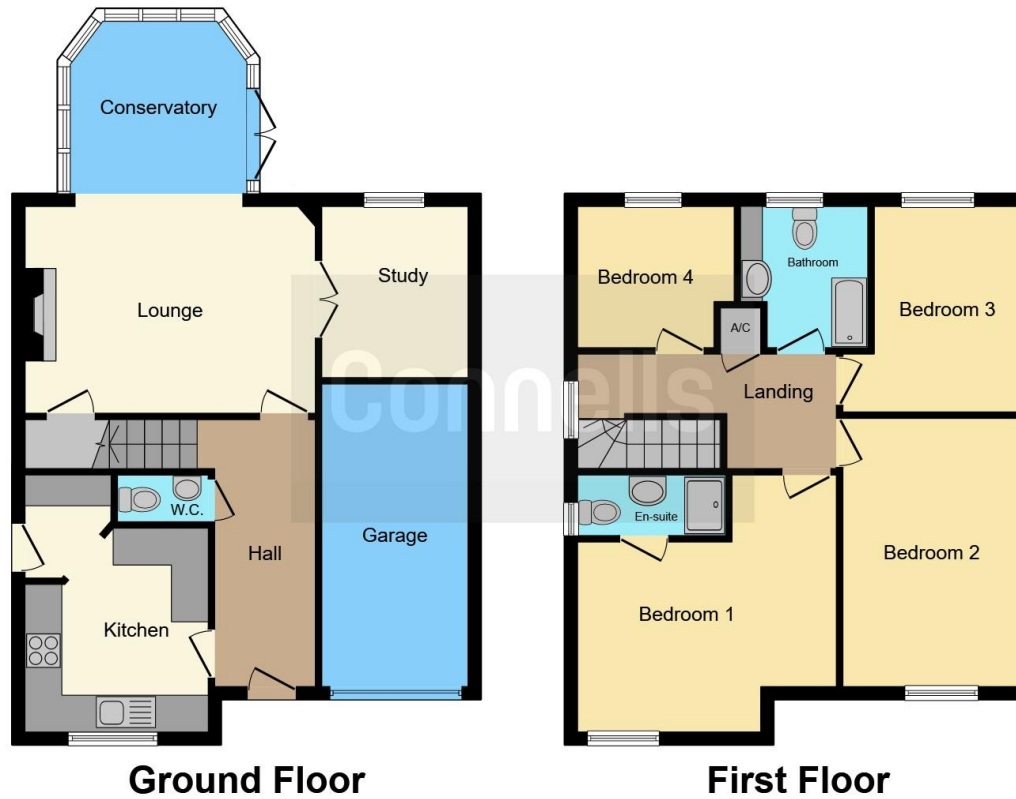
Band E

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









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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WBE102728](http://connells.co.uk/Property/WBE102728)**

Tenure: Freehold



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