



Connells

Hammond Green
Wellesbourne Warwick



Property Description

RARE opportunity to purchase this fantastic FOUR BEDROOM DETACHED property, located in the popular village of Wellesbourne. This well presented property offers generous, living accommodation throughout including kitchen, utility, CLOAKROOM, lounge, dining room, Study, FOUR good sized BEDROOMS one with EN SUITE and a family bathroom.

Outside the property benefits from driveway offering off-road parking, double garage and enclosed rear garden.

CONTACT US NOW TO BOOK YOUR 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 radiator, understairs storage cupboard, double glazed window to the front elevation and doors leading to Dining Room, Kitchen, Lounge, Office and;

Cloakroom

Having obscure double glazed window to the front elevation, WC, wash hand basin and radiator;

Dining Room

8' 4" x 10' into Bay (2.54m x 3.05m into Bay)
Having double glazed Bay window to the front elevation and radiator;

Kitchen

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless sink and drainer unit. There is an

integrated eye-level double oven, four ring gas hob with cooker hood over, space for dishwasher and integrated fridge/freezer. Having tiled flooring, radiator and double glazed window to rear elevation and door leading to:

Utility Room

Having base unit with complimentary work surface over incorporating stainless steel sink and drainer unit with tiled splashback, space and plumbing for washing machine, wall mounted central heating boiler, extractor fan and door to the rear elevation into garden;

Lounge

16' 8" into bay x 10' 7" (5.08m into bay x 3.23m)

Having double glazed bay window to the rear elevation, two radiators and gas fire with feature marble hearth and surround;

Office

8' 3" x 7' 6" into Bay (2.51m x 2.29m into Bay)

Having double glazed Bay window to the front elevation and radiator;

First Floor

Landing

having radiator, loft access, airing cupboard and doors to all bedrooms and bathroom;

Bedroom One

10' 3" x 11' (3.12m x 3.35m)

Having fitted wardrobes, radiator, double glazed window to the rear elevation and door to;

En Suite

partly tiled En Suite having white suite comprising WC, wash hand basin with vanity unit, shower enclosure, extractor fan, radiator and obscure double glazed window to the rear elevation;

Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)

having radiator and double glazed window to the rear elevation;

Bedroom Three

11' into Bay x 10' 4" (3.35m into Bay x 3.15m)

Having radiator and double glazed Bay window to the front elevation;

Bathroom

Partly tiled bathroom having white suite comprising low level WC, wash hand basin with vanity unit, bath with shower attachment over, chrome ladder towel rail, extractor fan and obscure double glazed window to the front elevation:

Bedroom Four

9' 2" into Bay x 9' 8" MAX (2.79m into Bay x 2.95m MAX)

Having radiator and double glazed Bay window to the front elevation;

Outside

Front

Having paved foregarden with driveway to the side of the property offering off-road parking and access to double garage;

Double Garage

Having up and over door, power. light and personnel door which leads to the garden;.

Rear Garden

Enclosed rear garden partly lawned with paved patio area, mature plants and shrubs and timber fences to the boundaries;

Council Tax

Local Authority: Stratford District Council
01789 267575

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

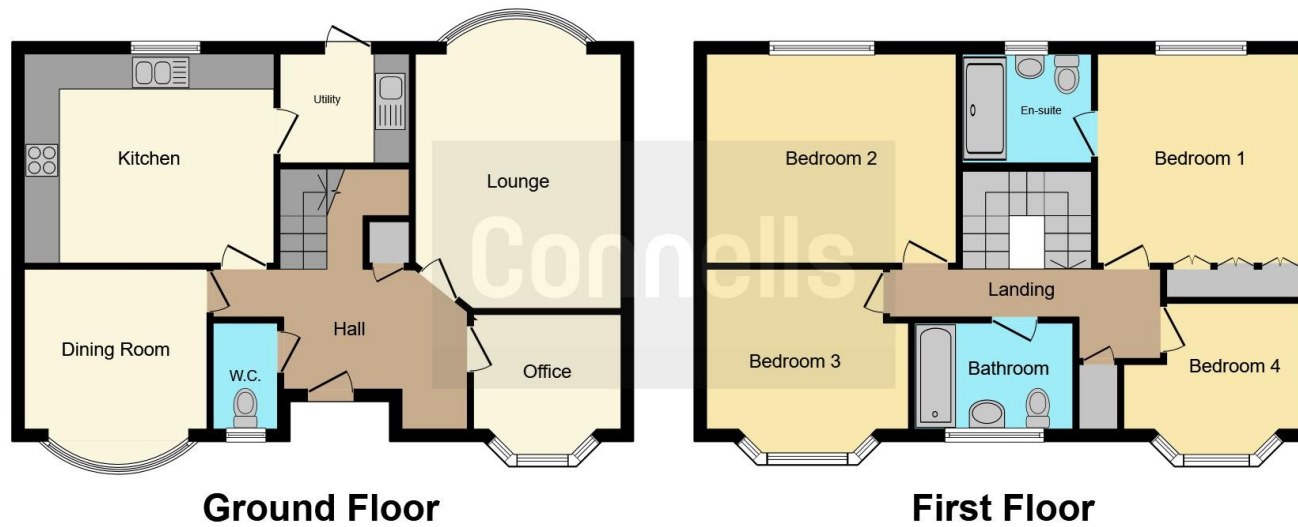
Viewings

Strictly by prior appointment via the selling agent.









This 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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103556



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