



Connells

The Homestead Charlecote Road
Wellesbourne Warwick

The Homestead Charlecote Road Wellesbourne Warwick CV35 9LU

for sale offers over
£575,000



Property Description

Connells are delighted to present this well maintained DETACHED, FOUR bedroom property located in the popular village of Wellesbourne.

Benefiting from spacious ground floor living space comprising recently refitted kitchen and UTILITY room, LOUNGE and Dining area. Also located on the ground floor are a CLOAKROOM, TWO bedrooms, one with adjoining dressing room and EN SUITE.

There are two further bedrooms located on the first floor, both benefiting En Suites Shower Rooms.

Externally the property offers an extensive driveway providing off-road parking for several vehicles, a double garage and a private rear garden.

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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

Having door from the front elevation into welcoming hallway with double height ceiling, and doors to Cloakroom, Living area and:

Lounge

25' 9" MAX x 17' 6" MAX (7.85m MAX x 5.33m MAX)

Spacious lounge area having ceiling downlighters, feature exposed stone wall to one side with feature fireplace housing gas fire, sliding Patio doors to the side elevation into the garden and openings through to Kitchen area and;

Dining Area

9' 9" MAX x 7' 5" MAX (2.97m MAX x 2.26m MAX)

Having radiator and double glazed window to

rear elevation;

Kitchen Area

11' 6" MAX x 11' 2" MAX (3.51m MAX x 3.40m MAX)

Recently re- fitted custom made kitchen with matching wall and base units and complimentary Quartz work surfaces over with inset sink and drainer unit, integrated Neff eye-level oven and microwave, Neff electric hob with extractor over, integrated Neff fridge/freezer and fisher paykel dishwasher drawers, double glazed window to the front elevation and door to:

Utility

Having wall and base units, space and plumbing for washing machine and tumble dryer, double glazed window to side elevation and personnel door into garage.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

Having double glazed window to the front elevation, radiator, door to En Suite and opening through to;

Dressing Area

8' 9" x 13' (2.67m x 3.96m)

having built in wardrobes, radiator and double glazed window to the rear elevation;

En Suite Shower Room

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, low level W/C, partly tiled walls, heated towel rail, extractor fan and obscure double glazed window to front elevation.

Bedroom Two

9' 1" x 9' 9" (2.77m x 2.97m)

Having double glazed window to the rear elevation and radiator.

First Floor

Landing

Having glass balustrade, Velux window to rear elevation and doors to both first floor

bedrooms.

Bedroom Three

Irregular Shaped Room 15' 3" MAX x 19' 5" MAX (4.65m MAX x 5.92m)

Reduced head height bedroom having two windows to the rear elevation, built in wardrobes, radiator and door to:

En Suite Shower Room

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, low level W/C, partly tiled walls, heated towel rail, extractor fan and window to rear elevation.

Bedroom Four

11' 9" MAX x 12' 3" MAX (3.58m MAX x 3.73m MAX)

Reduced head height bedroom having window to rear elevation, built in wardrobes, radiator and door to:

En Suite Shower Room

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, low level W/C, partly tiled walls, heated towel rail, extractor fan and window to rear elevation.

Outside

Front

Large driveway offering off-road parking for several vehicles gives access to the garage, gate to rear of property and pathway leading to front of property.

Double Garage

19' 2" x 15' 8" (5.84m x 4.78m)

Having electric roller shutter doors, power and light, window to side and personnel door to Utility room.

Rear Garden

Having paved patio area, lawn, wooden pergola, borders stocked with mature shrubs and gate to the side offering access to driveway.









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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Freehold

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Property Ref: WBE103428 - 0007