



Connells

Chapel Street
Wellesbourne Warwick



Property Description

Connells are pleased to present this two bedroom character cottage situated in a sought after central location in the heart of the village of Wellesbourne. This end of terrace property boasts exposed beams, flagstone flooring and feature inglenook fireplace, with potential to improve and extend. It benefits from three reception rooms, a ground floor cloakroom and a first floor bathroom.

Externally the property has an attractive courtyard with a raised flower bed and a separate good sized lawned garden with mature trees and shrubs.

The garage adjoining the property allows for off-road parking.

CONTACT US NOW TO ARRANGE 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 South Warwickshire.

Bordered by beautiful open fields, woodland and rivers, and 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 easy access to the Midlands Motorway Network.

Within Wellesbourne the community is well served by its 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. There is also a park with a children's play area.

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.

Dining Room

14' 6" MAX x 9' 5" MAX (4.42m MAX x 2.87m MAX)

The front door opens into the dining room featuring flagstone flooring, exposed ceiling beams, and radiator. There are 4 additional doors at various points within the dining room.

One door opens onto the stairway to the first floor, one door with 3 steps down leads to the garage and there is a glazed double door into the garden room. The fourth door is at the end of a short passageway leading from the front door and opening into the lounge.

Lounge

17' 4" into bay x 14' 4" MAX (5.28m into bay x 4.37m MAX)

Fabulous lounge having flagstone flooring, exposed ceiling beams, radiator, feature Inglenook fireplace with gas fire and flute, bay window to the front elevation and glazed patio doors leading to the Courtyard garden;

Garden Room

13' 2" x 11' 6" (4.01m x 3.51m)

Having built in storage cupboards, radiator, skylight window and glazed double doors to the courtyard garden. There is also a door into the cloakroom and a stable door into the kitchen.

Cloakroom

Having WC, wash hand basin, radiator and skylight window.

Kitchen

8' 9" x 13' 1" (2.67m x 3.99m)

Having a range of wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with tiled splashback, wall mounted boiler, space for oven, fridge/freezer, dishwasher, washing machine and tumble dryer, vaulted ceiling with exposed beams and two skylight windows and a glazed door leading into the courtyard garden.

First Floor

Landing

Carpeted stairs with a built-in storage cupboard at the base of stairs leading to the landing having loft access and doors to all first floor rooms.

Bedroom One

12' 4" MAX x 10' 2" (3.76m MAX x 3.10m)

Having built-in wardrobe, radiator and window to the rear elevation.

Bedroom Two

14' 5" x 6' 6" MAX (4.39m x 1.98m MAX)

Having built- in wardrobes, radiator, cupboard housing central heating boiler and windows to the front and rear elevations.

Bathroom

Having white suite comprising pedestal wash hand basin, WC, bath with shower over and tiled splashback. radiator and window to front elevation.

Outside

Front

Having a shallow foregarden to the front of the property with wooden post and chain link fencing to the boundary. Concrete steps with hand rail lead to the front door.

Garage

Having up and over door, power socket, light and steps up to the door into the dining room.

Courtyard And Rear Garden

The private courtyard garden is fully paved with a raised flowerbed and has ample room to enjoy outdoor eating/relaxing/entertaining etc. It has a metal gate leading across a private right of way into the property's extensive partially walled garden which is lawned and includes mature shrubs and trees, a timber shed and additional timber fences to boundaries.

Agents Note

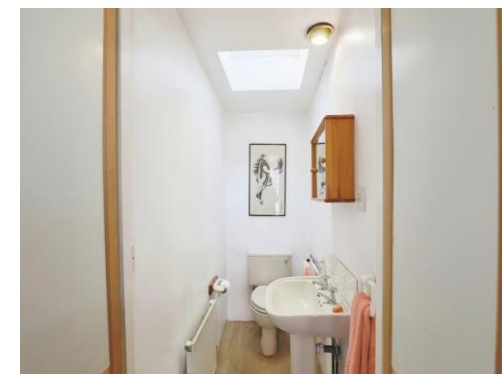
"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Council Tax

Local Authority: Stratford District Council

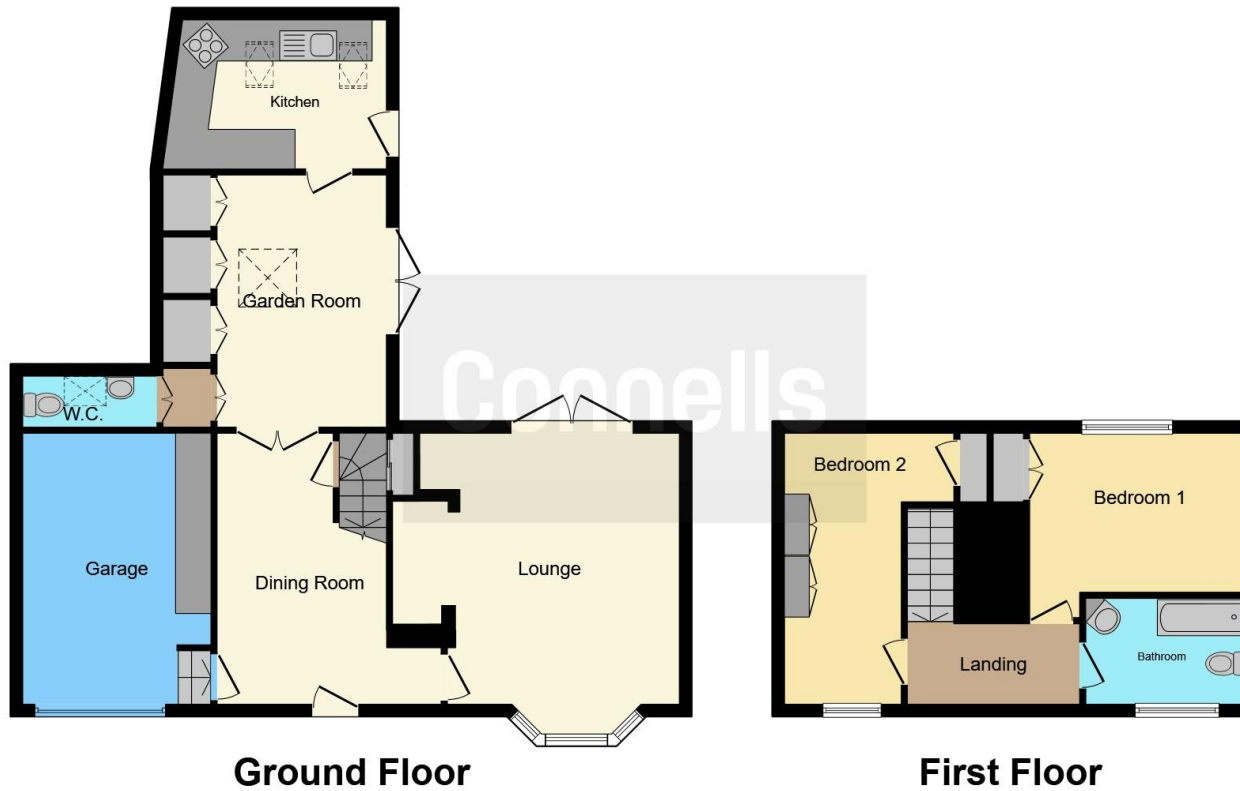
Viewings

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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103325



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103325 - 0007