



**Connells**

Wellesbourne House Walton Road  
Wellesbourne Warwick





## Property Description

Connells are delighted to be marketing this luxury ONE bedroom, GROUND FLOOR apartment, located in a highly sought after, private, gated development in the heart of the village of Wellesbourne. Benefiting from one DOUBLE bedroom, an OPEN PLAN lounge/kitchen with integrated BOSCH appliances, modern bathroom, access to communal gardens and allocated parking!

The apartment is set in the Main part of Wellesbourne House. Brimming with character, this building was the original part of Wellesbourne House which is steeped in history. With a grand entrance lobby and many character features being kept during the redevelopment, the main building offers 29 one and two bedroom apartments with Number 1 benefiting from direct access to the main lobby.

## 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.

## Approach

Accessed through the main entrance to the building and through the charming grand communal hall and sitting area, the property opens into:

## Open Plan Living Space

20' 7" x 17' 5" into hallway ( 6.27m x 5.31m into hallway )

Light and airy, open plan lounge/kitchen/Diner, having engineered oak

wood flooring throughout, comprising a modern fully fitted kitchen with a range of wall and base units with complementary work surfaces over, Integrated Bosch appliances including dish washer, washing machine and fridge freezer, undercounter oven, gas hob and extractor over with ample space for lounge and dining area. radiator, television point and double glazed sash windows to the front elevation;.

## Bedroom

12' 11" MAX x 10' 7" MAX ( 3.94m MAX x 3.23m MAX )

Double bedroom having radiator and double glazed sash window.

## Bathroom

Modern fully fitted bathroom suite comprising a low level WC, vanity wash hand basin, extractor fan, shaver point, LED spotlights, freestanding bath, chrome heated towel radiator and double glazed sash window to the front elevation.

## Outside

The property is accessed via electric gates to the front and offers a secure video telephone entry system. The apartment also has access to large communal, landscaped gardens.

## Parking

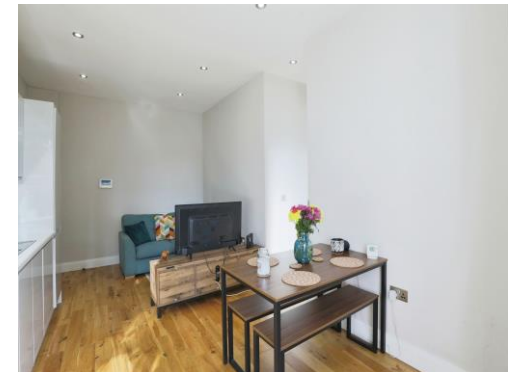
One allocated parking space and access to visitors' parking.

## Council Tax

Local Authority: Stratford District Council

## Viewings

Strictly by prior appointment via the selling agent.

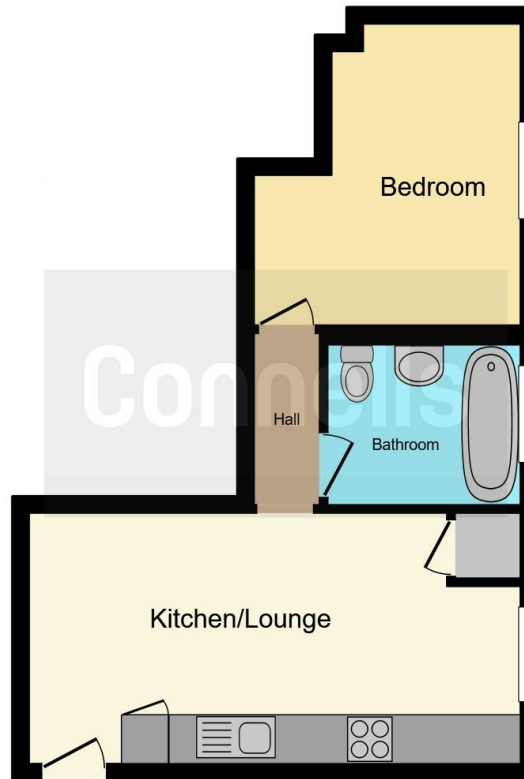












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
WELLESBOURNE CV35 9QP

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBE103627](http://connells.co.uk/Property/WBE103627)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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