



Connells

Chapel Street
Wellesbourne Warwick



Property Description

Connells are pleased to present this beautifully refurbished, character cottage set in the popular village of Wellesbourne briefly comprising; Lounge with feature fireplace, fully fitted Kitchen and dining room, useful pantry, ground floor WC. Upstairs having Two double bedrooms, one with ensuite and family bathroom.

Externally there is a courtyard garden, garage with power and light. To the front of the property there is a low maintenance foregarden and off road parking for two vehicles.

CONTACT US NOW TO ARRANGE YOUR APPOINTMENT TO VIEW!!

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 Porch

Having a door from the front elevation into an entrance porch having hanging space and which leads straight into;

Lounge

16' 1" MAX x 15' 11" MAX (4.90m MAX x 4.85m MAX)

Having stairs rising to the first floor, feature brick fire place with decorative fire basket, television point, radiator, double glazed window to the front elevation, double doors leading to rear courtyard garden door through to;

Cloakroom

Having WC, wash hand basin with splashback, chrome ladder towel rail and obscure double glazed window to rear elevation;

Kitchen

15' 3" Max x 9' 4" Max (4.65m Max x 2.84m Max)

Modern fully fitted shaker style kitchen having a range of wall and base units with complimentary work surfaces over, inset Belfast style sink, integrated oven with gas hob and stainless steel cooker hood over, integrated dish washer and washer/dryer, ceiling downlighters, radiator, two double glazed windows to the front elevation and double doors to:

Dining Room

10' 7" x 8' 2" (3.23m x 2.49m)

Having ceiling downlighters, built in storage, personnel door to garage and French doors leading to rear courtyard.

First Floor

Landing

Having doors to airing cupboard, bedrooms, bathroom and two double glazed windows to the front elevation.

Bedroom Two

12' Max x 7' 11" Max (3.66m Max x 2.41m Max)

Having two double glazed windows to the front elevation, ceiling downlighters and radiator.

Bathroom

Comprising a low level WC, wash hand basin, bath with shower over, part tiled walls, heated towel rail and double glazed window to the rear elevation.

Bedroom One

18' 8" Max x 12' Max (5.69m Max x 3.66m Max)

Having two built in wardrobes, double glazed window to the rear elevation, ceiling downlighters and radiator.

En Suite

Suite comprising low level WC, wash hand basin, large shower cubicle with shower, towel rail and double glazed window to the rear elevation.

Outside

Front

Having graveled foregarden with gate leading to the driveway.

Garage

23' 2" Max x 11' 2" Max (7.06m Max x 3.40m Max)

Having folding garage doors to the front elevation, power and light.

Driveway

Having graveled driveway with parking for two vehicles

Rear Courtyard

Private block paved courtyard with direct access to lounge and dining room

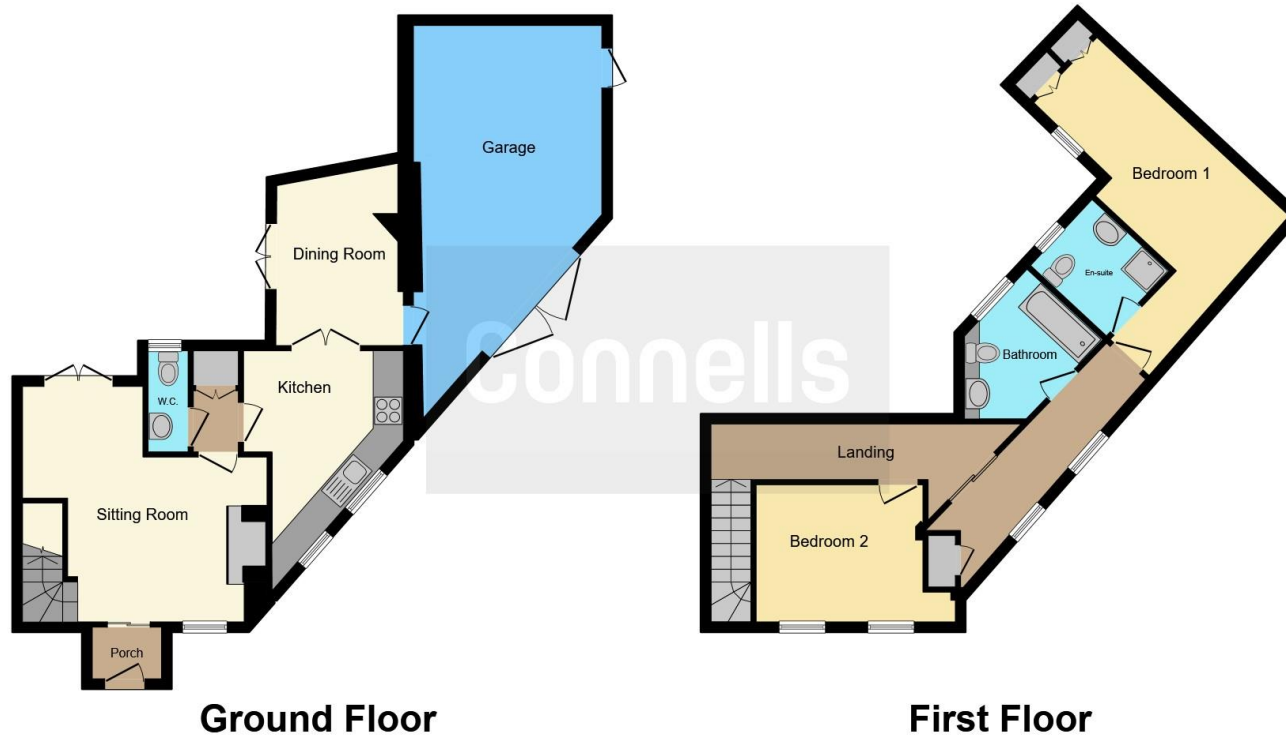
Council Tax

Local Authority: Stratford District Council









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

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EPC Rating: E

Tenure: Freehold

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