



Connells

Anderton Avenue
Wellesbourne Warwick



Property Description

Beautifully presented EXECUTIVE FIVE bedroom DETACHED property located in the popular village of Wellesbourne. Benefiting from a spacious KITCHEN/FAMILY ROOM, Lounge, DINING ROOM, utility, CLOAKROOM, family bathroom, EN SUITE, enclosed rear garden, detached GARAGE, E.V. charging point and driveway providing off road parking. CONTACT US NOW TO ARRANGE 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 Hallway

Having a door from the front elevation into a light and airy entrance hall with porcelain tiled flooring, radiator, carpeted staircase rising to the first floor, and glass paneled doors leading to lounge, dining room and kitchen;

Cloakroom

Having access from hallway with low level WC, wash hand basin with vanity storage and radiator.

Lounge

16' 1" x 10' 5" (4.90m x 3.17m)
Having carpet flooring, double glazed window to the front elevation, floating wall units, full fibre data connection point and radiator.

Kitchen/Family

10' 3" x 26' 6" (3.12m x 8.08m)
Spacious room, with a stunning, modern, fully fitted kitchen with wall and base mounted units and complementarity work surfaces over, NEFF oven and NEFF glass induction hob with extractor over, integrated NEFF microwave oven, inset one and a half sink unit with mixer tap over, integrated BOSCH dishwasher, integrated BOSCH fridge/freezer and wine fridge, under counter lighting, Tiled floor throughout, space for table

and chairs and further snug/family area with seating. There are two double glazed windows to the rear elevation, double french doors opening onto the garden and door to;

Utility

Having wall and base units with complementary work surface over, space and plumbing for washing machine, wall mounted boiler, and double glazed door to the side elevation :

Dining Room

8' 3" x 9' 9" (2.51m x 2.97m)

Versatile room with carpet flooring, radiator and double glazed window to the front elevation:

First Floor

Landing

Stairs rising from entrance hall to spacious gallery style landing area offering access to loft, storage cupboard and doors leading to all bedrooms and family bathroom;

Bedroom One

11' x 11' 6" (3.35m x 3.51m)

Spacious double bedroom having built in mirrored wardrobes, double glazed window to the front elevation, radiator and door to;

En Suite

En suite shower room with wood paneling, low level WC, sink with vanity unit with storage, shower enclosure, extractor fan, radiator and obscure double glazed window to the front elevation.

Bedroom Two

8' 5" x 13' 9" (2.57m x 4.19m)

Having fitted mirrored wardrobes, radiator and double glazed window to the front elevation;

Bedroom Three

8' 8" x 10' 5" (2.64m x 3.17m)

Having radiator and double glazed window to the rear elevation:

Bedroom Four

10' x 8' 7" (3.05m x 2.62m)

Having radiator and double glazed window to the rear elevation:

Bedroom Five

7' 2" x 8' 7" (2.18m x 2.62m)

Currently used as a home office having radiator and double glazed window to the rear elevation:

Bathroom

Modern and stylish bathroom having white suite comprising low level WC, wash hand basin with vanity unit, tiled surrounds, extractor fan, bath with glass shower screen, rain-head shower over, radiator and obscure double glazed window to the side elevation:

Outside

Front

Having a tarmac driveway to the front and side of the property offering tandem parking for several vehicles, pathway to front door, lawn and hedge, access to the rear garden and to the detached garage with E.V. charging point:

Garage

Single detached garage having access from the driveway to the side of the property with up and over door, power, light and E.V.charging point.

Rear Garden

Enclosed rear garden mainly laid to lawn with timber fence boundaries, paved patio area with pergola and raised decking area ideal for outside dining and entertaining with gated access to the front of the property and benefiting from some open countryside views;

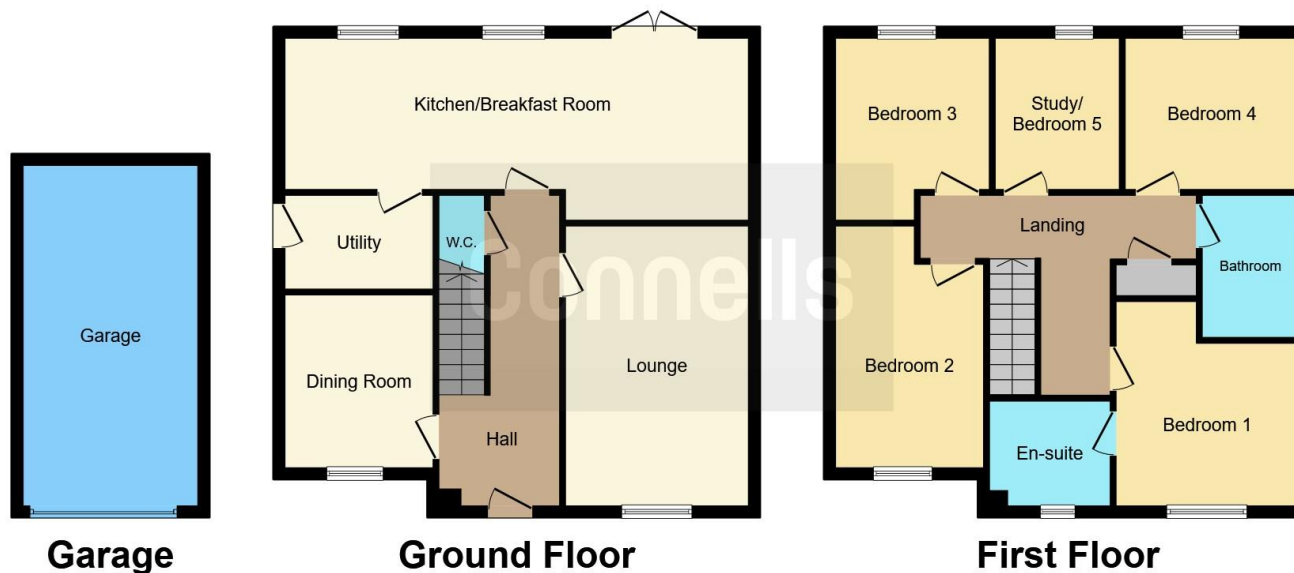
Council Tax

Local Authority: Stratford District Council
01789 267575









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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