



Connells

Paulet Lane
Wellesbourne Warwick



Property Description

Connells are pleased to present this immaculately presented THREE bedroom, DETACHED property situated in a central location in Wellesbourne! Comprising entrance hall, KITCHEN/DINER and UTILITY ROOM, LOUNGE and ground floor cloakroom. Three bedrooms, one with ensuite and a modern family bathroom.

The property benefits from being situated in a private location within the estate with open views over farm land to the front.

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 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

Spacious hallway with radiator, stairs rising to first floor with understairs storage, cloak cupboard, double glazed window to the side elevation and doors leading to kitchen/diner, lounge and;

Cloakroom

Having low level WC, wash hand basin and radiator:

Sitting room

12' 9" MAX x 12' 2" MAX (3.89m MAX x

3.71m MAX)

Spacious room having double glazed windows to the front elevation and radiator;

Kitchen/Dining Room

18' 11" x 9' 3" (5.77m x 2.82m)

Modern fully fitted kitchen having a range of wall and base units with work surface over, sink and drainer unit, integrated double oven with induction hob and cooker hood over, integrated dishwasher and space for fridge/freezer. Ample space for dining area with double glazed window and French Doors to the rear elevation and door to;

Utility

5' 4" x 5' 1" (1.63m x 1.55m)

Having base units with work surfaces over, space and plumbing for washing machine and tumble dryer, radiator, wall mounted central heating boiler and door to side elevation;

First Floor

Landing

Having stairs rising from the ground floor, storage cupboard, double glazed window to the side elevation and doors off to all bedrooms and bathroom.

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Having fitted wardrobes, radiator, double glazed window to the front elevation overlooking farm land and door to;

En Suite

Having a low level WC, wash hand basin,

shower cubicle, white ladder towel rail and double glazed obscure window to the front elevation;

Bedroom Two

9' 2" x 9' 4" (2.79m x 2.84m)

Having radiator and double glazed window to the rear elevation;

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)

Having radiator and double glazed window to the rear elevation;

Bathroom

Modern partially tiled bathroom having white suite comprising low level WC, wash hand basin, bath, white ladder towel rail and obscure double glazed window to the side elevation;

Outside Garage

Detached garage with up and over doors to front and driveway to the front of garage offering off-road parking;

Rear Garden

Rear garden mainly laid to lawn with a patio area, borders with mature shrub and plants, timber fences and brick to the boundaries with a gate to the side offering access to the driveway.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm









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

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EPC Rating: B

view this property online connells.co.uk/Property/WBE103707

Tenure: Freehold



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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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