



Connells

Hammond Green
Wellesbourne WARWICK

Hammond Green Wellesbourne WARWICK CV35 9EY

for sale offers over
£600,000



Property Description

Connells are pleased to present this spacious immaculately presented FOUR BEDROOM DETACHED property, located on a corner plot in the popular village of Wellesbourne.

Offering generous, living accommodation throughout with high quality Amtico flooring recently fitted throughout the ground floor. Briefly comprising Lounge, Study, Dining room, kitchen, Utility room, CLOAKROOM, THREE KINGSIZE BEDROOMS and ONE DOUBLE, EN SUITE and Jack and Jill family bathroom.

Outside the property benefits from a generous sized driveway and double garage offering off-road parking and an enclosed rear garden.

CONTACT US NOW TO BOOK 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

15' MAX x 8' 5" MAX (4.57m MAX x 2.57m MAX)

Welcoming entrance hallway with stairs rising to the first floor, radiator, storage cupboard and doors to the study, cloakroom, kitchen, dining room and;

Lounge

21' 9" x 12' 3" Max (6.63m x 3.73m Max)

Having feature brick built Inglenook fireplace fitted with gas, electricity and working flue, two radiators, double glazed window to front elevation and French doors to the rear elevation into garden:

Dining Room

11' 3" x 9' 9" (3.43m x 2.97m)

Having radiator, double glazed window to rear elevation and door to:

Kitchen

15' 5" x 12' 3" MAX (4.70m x 3.73m MAX)

Beautifully appointed, recently fully fitted kitchen comprising a range of wall and base units with complementary work surfaces over, inset sink and drainer unit, integrated Bosch microwave, integrated wall mounted double oven, induction hob and cooker hood over, integrated dishwasher and integrated full size larder fridge and separate under counter freezer, breakfast bar, double glazed windows to rear and side elevations and door to:

Utility Room

7' 4" x 5' 6" (2.24m x 1.68m)

Having matching units, wall mounted Worcester Bosch gas boiler, space and plumbing for washing machine, space for tumble drier and door to side elevation:

Cloakroom

Fitted with a wash hand basin with vanity unit, low level W/C, radiator, and obscure double glazed window to side elevation:

Study

13' 4" x 7' 7" (4.06m x 2.31m)

Having radiator and double glazed window to front elevation:

First Floor

Landing

Large and light galleried landing having double glazed window to front elevation, radiator, loft access, storage cupboard and doors to all bedrooms and bathroom:

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

Having four double fitted wardrobes, radiator, double glazed window to the front elevation and door to:

En Suite

Modern En Suite comprising low level WC, glass wash hand basin and stand, walk in shower cubicle, shaver point, chrome heated towel rail and obscure double glazed window to side elevation;

Bedroom Two

11' 5" x 11' 6" (3.48m x 3.51m)

Having double fitted wardrobe, radiator and double glazed window to rear elevation and door to:

Bathroom

Partly tiled, modern and stylish fully fitted bathroom with WC, wash hand basin with vanity unit, free standing roll top bath, walk in shower enclosure with Aqualisa power shower, tiled flooring, radiator, chrome heated towel rail and two obscure double glazed windows to the rear elevation;

Bedroom Three

11' 9" x 11' 2" (3.58m x 3.40m)

Having double fitted wardrobe, radiator and double glazed window to rear elevation:

Bedroom Four

11' 2" MAX x 8' MAX (3.40m MAX x 2.44m MAX)

Having radiator and double glazed window to front elevation:

Outside

Front

Having a large driveway to the front of the property offering off-road parking for several vehicles and access to the double garage;

Double Garage

Having electric roller shut doors, power and light.

Rear Garden

Having paved patio areas ideal for outside entertaining, area laid to lawn and timber fences to the boundaries;

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: C

Tenure: Freehold

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