



Connells

Redhill Way
Wellesbourne Warwick

Redhill Way Wellesbourne Warwick CV35 9QN

for sale
£485,000



Property Description

Connells are pleased to be marketing this beautifully presented FOUR bedroom DETACHED family home offering spacious living arrangements throughout,

The ground floor offers a welcoming entrance hall, LOUNGE, Study, CONSERVATORY, KITCHEN/DINING ROOM, Utility room and Cloakroom. There are FOUR bedrooms, a family bathroom and EN SUITE.

Externally there is an enclosed rear garden, a good sized driveway and the garage has been converted to a great storage/home office space.

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 Hall

Having a door from the front elevation into a light and airy entrance hall with radiator, carpeted staircase rising to the first floor, and doors leading to cloakroom, study, lounge and;

Kitchen/Dining Room

9' 4" x 25' 2" (2.84m x 7.67m)

Modern fitted kitchen having a range of wall and base units and complimentary work surfaces over, incorporating a stainless steel sink and drainer unit, space for two undercounter ovens, gas hob with extractor hood over, wall mounted microwave, integrated dish washer and fridge freezer, tiled flooring, ceiling downlighters, ample space for dining/snug area, radiator, double glazed windows to the front and rear elevations and door to;

Utility

Having wall and base units with complementary work surface over, inset stainless steel sink and drainer unit, space and plumbing for washing machine, wall mounted boiler, and double glazed door to the rear elevation;

Cloakroom

Partly tiled cloakroom with low level WC, wash hand basin, radiator and extractor fan.

Study

8' 1" x 8' 1" (2.46m x 2.46m)

Having radiator and double glazed window to front elevation;

Lounge

12' x 16' 7" (3.66m x 5.05m)

Having double glazed window to side elevation, radiator, feature fireplace with electric fire, corner log burner and french doors through to:

Conservatory

12' 1" x 12' 5" (3.68m x 3.78m)

UPVC and brick built conservatory with radiator and french doors to garden:

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

12' 2" x 15' (3.71m x 4.57m)

Having radiator, built in wardrobes, double glazed windows to front and side elevations and door to:

En Suite

En suite, partly tiled shower room with, low level WC, sink with vanity unit, shower enclosure, extractor fan, heated towel rail and obscure double glazed window to the front

elevation.

Bedroom Two

9' 11" x 12' 1" (3.02m x 3.68m)

Having radiator, built in storage and double glazed window to rear elevation:

Bathroom

Bathroom suite comprising bath with shower over, wash hand basin, WC, white ladder towel rail, ceiling downlighters and an obscure double glazed window to the rear elevation.

Bedroom Three

9' 4" x 15' (2.84m x 4.57m)

Having radiator, built in wardrobes and double glazed window to front elevation:

Bedroom Four

9' 4" x 9' 11" (2.84m x 3.02m)

Having radiator and double glazed window to rear elevation:

Outside

Front

Having a tarmac driveway to the side of the property offering tandem parking for several vehicles, pathway to front door and shallow fore garden with hedges to boundaries.

Garden Room/Office

19' 7" x 9' 8" (5.97m x 2.95m)

Versatile room originally the garage currently used as home office;

Rear Garden

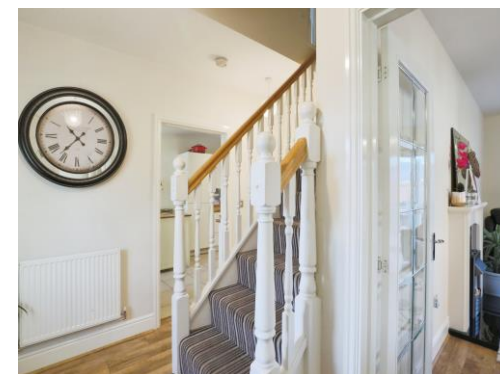
Enclosed rear garden mainly laid to lawn with brick boundaries, paved patio area ideal for outside dining and entertaining, timber storage shed and gated access to the front of the property;

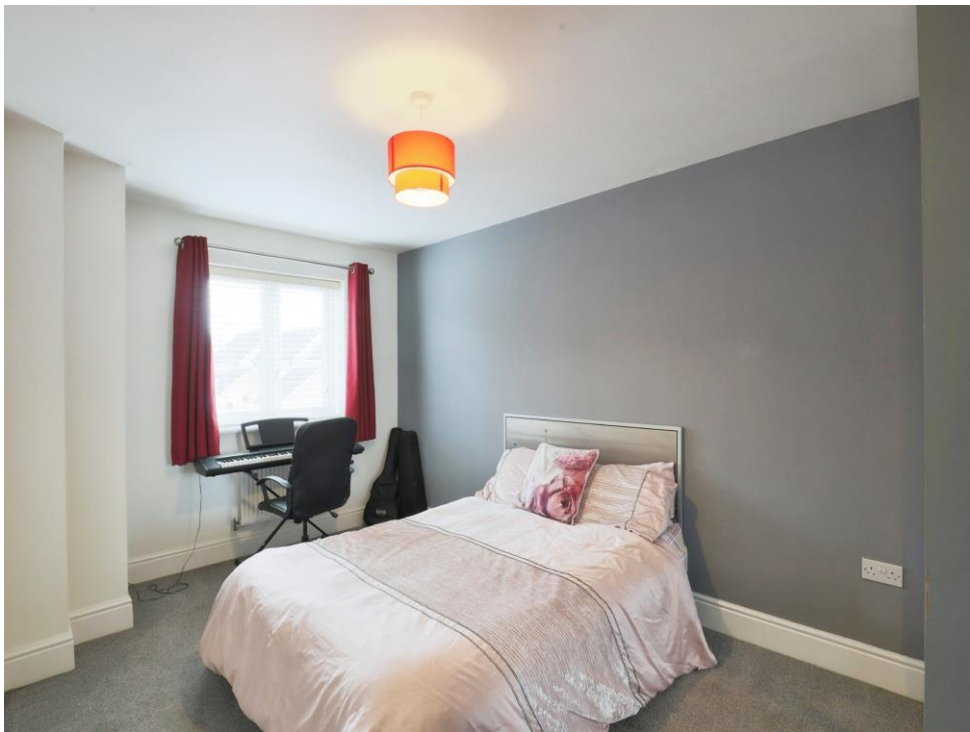
Council Tax

Local Authority: Stratford District Council

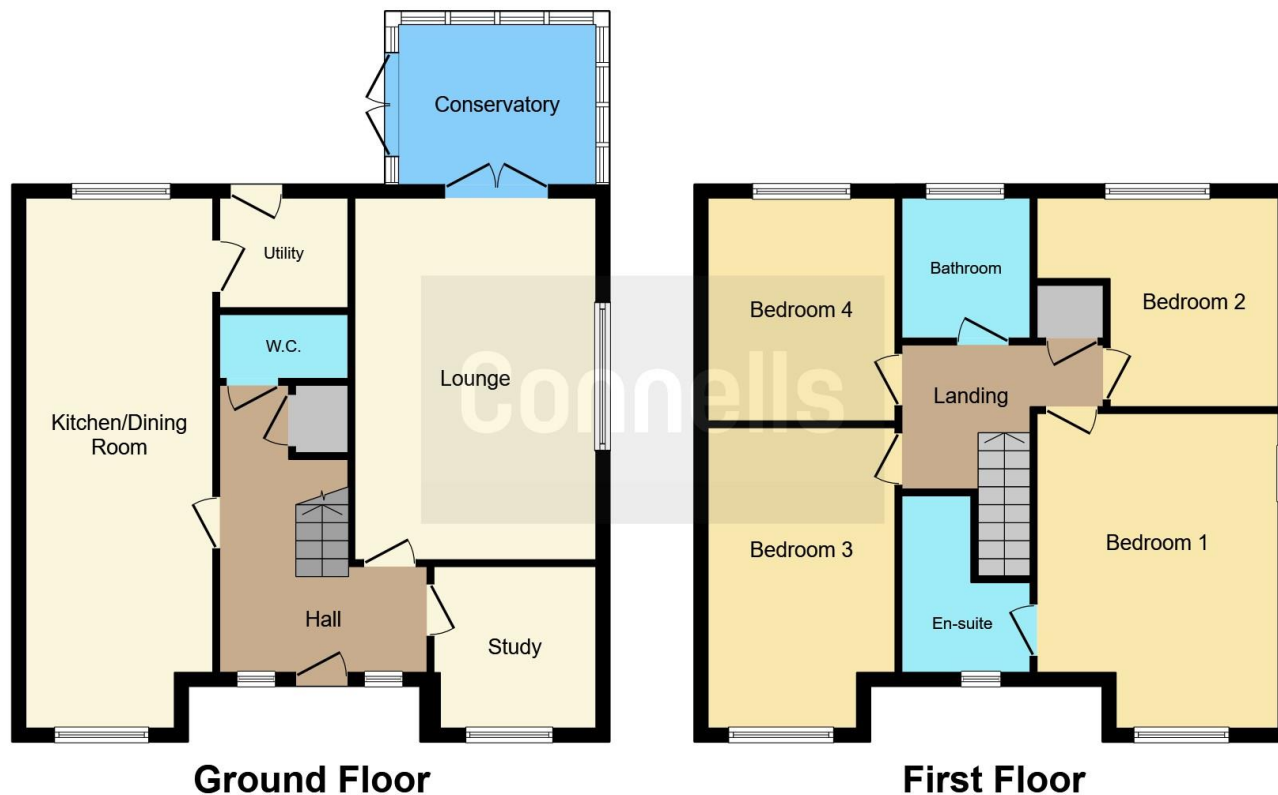
Viewings

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

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

view this property online connells.co.uk/Property/WBE102050

Tenure: Freehold



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