



**Connells**

Warwick Road  
Wellesbourne Warwick



# Warwick Road Wellesbourne Warwick CV35 9LX

for sale  
**£575,000**



## Property Description

A rare opportunity to purchase this fantastic extensively extended FOUR bedroom family home, situated in the popular village of wellesbourne.

The property benefits from spacious living accommodation throughout comprising welcoming hallway, sitting room with log burner, open plan lounge/kitchen/family room, utility, CLOAKROOM, four bedrooms one with en suite and a modern family bathroom.

Externally the property has a good sized rear garden with the garage converted to partly storage and partly home/office with power and light. Having a driveway which offers off-road parking for several vehicles.

Viewing Essential!

## 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.

## Porch

Having a door from front elevation, windows to the side and door into:

## Entrance Hall

Welcoming hallway with Amtico flooring, radiator, stairs rising to first floor, understairs storage cupboard and doors to cloakroom, sitting room and:

## Lounge Area

17' 8" MAX x 13' 6" MAX ( 5.38m MAX x 4.11m MAX )

Having Amtico flooring which continues through to kitchen area, radiator, built in storage cupboard, double glazed bow window to front and opening through to:

## Kitchen/Diner

18' 4" MAX x 12' 3" MAX ( 5.59m MAX x 3.73m MAX )

Having a fully fitted kitchen comprising wall and base units with complementarity worksurfaces over, inset stainless steel sink

and drainer unit, integrated dishwasher, and fridge freezer, eye level double oven, central island with induction hob and extractor fan over and inset ceiling downlighters.

This stunning open space benefits from a ceiling sky light, double glazed windows to the rear and side elevations, Bi-folding doors to the rear elevation, underfloor heating and doors to hallway and the:

### Utility Room

8' 8" Max x 7' Max ( 2.64m Max x 2.13m Max )

Having wall and base units with worksurfaces over, inset sink, wall mounted boiler, space and plumbing for washing machine and tumble dryer, double glazed window to side elevation and door out to the garden.

### Sitting Room

17' 9" Max x 11' Max ( 5.41m Max x 3.35m Max )

Dual aspect room having double glazed windows to front and side elevations, radiator and log burner.

### First Floor

#### Landing

#### Bedroom One

17' 3" Max x 13' 3" Max ( 5.26m Max x 4.04m Max )

Having double glazed window to rear elevation, two Velux skylight windows, fitted wardrobes, radiator and door through to the:

#### En Suite

Partly tiled modern ensuite comprising low level WC, wash hand basin, shower cubicle, extractor fan, white heated ladder towel rail, ceiling downlighters and Velux ceiling skylight.

#### Bedroom Two

14' Max x 10' 9" Max ( 4.27m Max x 3.28m Max )

Having radiator, fitted wardrobes and double

glazed window to side elevation:

#### Bedroom Three

11' 2" x 9' 5" Max ( 3.40m x 2.87m Max )

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

#### Bedroom Four

12' 9" Max x 7' 9" ( 3.89m Max x 2.36m )

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

### Bathroom

Beautifully appointed partly tiled modern bathroom having a white suite comprising low level WC, wash hand basin with vanity unit, bath with waterfall shower attachment over, heated chrome ladder towel rail, extractor fan, ceiling downlighters and obscure double glazed window to front elevation:

### Outside

#### Front Garden

Extensive sized graveled and paved driveway offering off road parking for several vehicles, access to garage, rear garden and front of property.

#### Rear Garden

Good sized rear garden mainly laid to lawn with composite decking area and paved patio area with timber fences to boundaries.

#### Garage/Store

Having electric roller shutter doors to front, power and light.

#### Garden Room/Office

Having power, light and french doors to the rear.

### Council Tax

Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent.













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To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: WBE103615 - 0004