



Connells

Whitehead Drive
Wellesbourne Warwick

Whitehead Drive Wellesbourne Warwick CV35 9PW

for sale offers over
£465,000



Property Description

Connells are delighted to be marketing this immaculately presented and spacious FOUR BEDROOM DETACHED property, located in a favourable position overlooking the countryside and being in the heart of the village.

Offering generous, living accommodation throughout including Lounge, Dining Room, playroom, kitchen, CLOAKROOM, FOUR BEDROOMS, one with EN SUITE and a family bathroom and NO CHAIN.

Outside the property benefits from a THREE vehicle driveway and garage offering off-road parking and a beautiful enclosed rear garden backing onto open fields.

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 stairs to first floor, radiator, doors leading to Lounge, Dining room, Kitchen/Family room and;

Lounge

16' 3" x 11' 5" (4.95m x 3.48m)

Having radiator, television and telephone points. feature fireplace with gas fire and double glazed bay window to the front elevation with fitted shutters.

Kitchen

14' 2" x 13' 8" (4.32m x 4.17m)

Beautifully appointed, modern and stylish kitchen having wall and base units with complimentary work surfaces over, incorporating inset sink and with drainer and double glazed window overlooking rear garden. There is an integrated double oven,

gas hob with extractor hood over, integrated fridge/freezer and dishwasher. Useful built in breakfast bar with storage, door into cloakroom and double glazed door to rear garden.

Cloakroom

Having WC, vanity wash hand basin, radiator and obscure double glazed window to side elevation;

Playroom

Having radiator, wall lights, and open to the:

Dining Room

UPVC/brick built conservatory with insulated hard roof, having electric radiator and french doors to the side elevation into the garden;

First Floor Landing

Having loft access, storage cupboard and doors to all bedroom and bathroom.

Bedroom One

14' 8" Max x 11' 5" Max (4.47m Max x 3.48m Max)

Having double glazed window to the front elevation with fitted shutters, built in wardrobes and door to the:

En Suite

Having white suite comprising WC, wash hand basin, shower enclosure with rainfall shower, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation;

Bedroom Two

10' 7" x 10' 9" (3.23m x 3.28m)

Having double glazed window to the front elevation with fitted shutters, radiator and built in wardrobes.

Bedroom Three

13' x 8' 6" (3.96m x 2.59m)

Having double glazed window to the rear elevation and radiator

Bedroom Four

9' 3" x 9' 9" (2.82m x 2.97m)

Having double glazed window to the rear elevation and radiator

Bathroom

Having white suite comprising low level WC, vanity wash hand basin, bath with shower over, heated towel rail, extractor fan, airing cupboard, obscure double glazed window to the rear elevation:

Outside Front

Having block paved driveway for THREE vehicles, gate to the rear garden and access to garage.

Garage

Having up and over door, power and light.

Rear Garden

Good sized rear garden mainly laid to lawn with TWO paved area backing onto open fields

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

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EPC Rating: D

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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