



**Connells**

Joseph Arch Road  
Wellesbourne Warwick



# Joseph Arch Road Wellesbourne Warwick CV35 9JH

for sale offers over  
**£425,000**



## Property Description

This beautifully presented four-bedroom detached home is ideally situated in the charming village of Wellesbourne, offering easy access to motorway networks and the historic Fosse Way. The spacious and well-designed accommodation includes a welcoming living room, a formal dining room, and a stylish kitchen-diner, along with a convenient downstairs cloakroom. Upstairs, the property boasts four generous bedrooms, including a master with en-suite, as well as a modern family bathroom. Outside, the home benefits from a private, enclosed rear garden, a garage, and a tandem driveway, providing ample parking.

## 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 door to the front elevation, stairs up to the first floor accommodation, understairs storage cupboard, radiator and doors to lounge, cloakroom, dining room and kitchen.

## Cloakroom

Having W/C, wash hand basin, radiator and extractor fan.

## Kitchen

16' 9" x 10' 2" ( 5.11m x 3.10m )

Modern fitted kitchen having a range of wall and base units and complimentary work surfaces over, incorporating a composite sink and drainer unit, integrated double oven and hob with cooker hood over. ceiling spotlights, Space for washing machine, dish washer and fridge freezer, tiled flooring, ample space for dining area, radiator, double glazed windows to the front and rear elevations and door to the garden.

## Dining Room

13' 5" Into Bay x 11' 6" ( 4.09m Into Bay x 3.51m )

Having double glazed bay window to the side elevation, double glazed window to the front elevation and radiator

## Lounge

16' 5" Max x 9' 10" Max ( 5.00m Max x 3.00m Max )

Having double glazed windows to both side and rear elevations, radiator and double glazed French doors leading out to the decked area and garden.

## First Floor

### Landing

Having double glazed window to the rear elevation, airing cupboard, doors to all bedroom and bathroom and loft hatch.

### Bedroom One

11' 8" x 10' 4" ( 3.56m x 3.15m )

Having double glazed window to the front elevation, radiator, built in wardrobes and door into ;

### Ensuite

En suite, partly tiled shower room with, low level WC, wash hand basin, shower enclosure, extractor fan, chrome heated towel rail and obscure double glazed window to the front elevation.

### Bedroom Two

13' x 7' 4" ( 3.96m x 2.24m )

Having double glazed window to the front elevation and radiator

### Bedroom Three

10' 5" x 10' ( 3.17m x 3.05m )

Having double glazed window to both rear and side elevations and radiator

### Bedroom Four

8' 6" x 6' 9" ( 2.59m x 2.06m )

Having window to the rear elevation, built in wardrobes and radiator

### Bathroom

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

### Outside

#### Front Garden

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.

#### Garage

Having up and over door, power and light and personnel door into garden

#### Rear Garden

Having brick wall boundaries, the garden is mainly laid to lawn with a decked area covered by a pergola, having planted borders and various trees. The garden also benefits a gate to the side and a door into the garage.

### Council Tax

Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent.



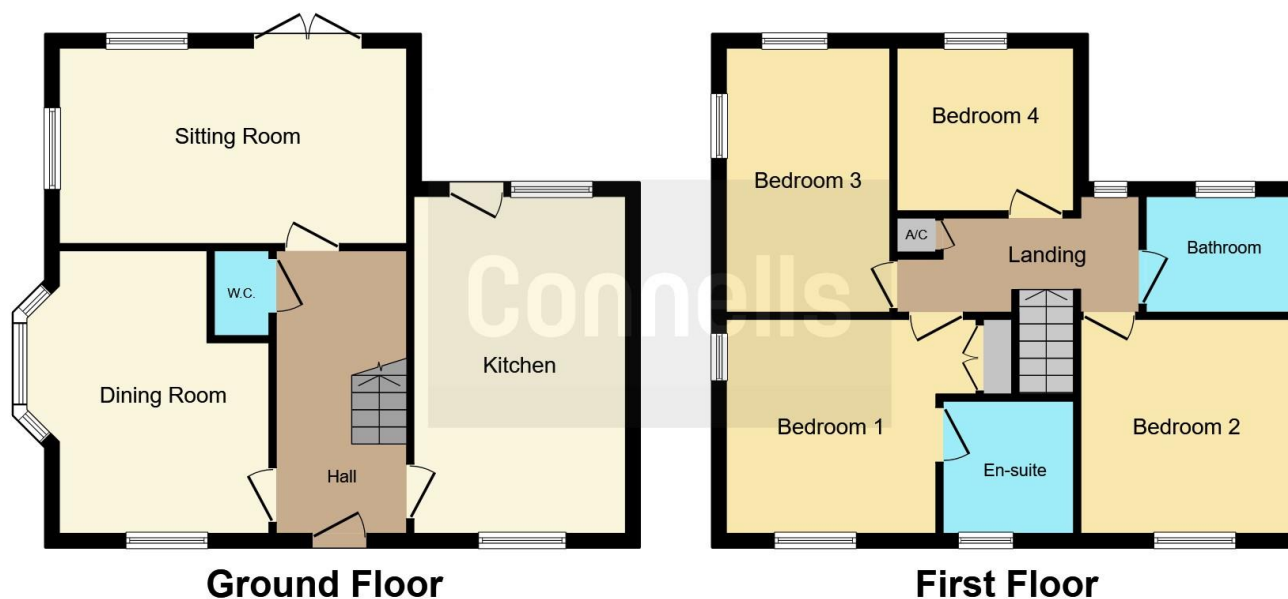












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**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

**EPC Rating: C**

Tenure: Freehold

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Property Ref: WBE103736 - 0003