



**Connells**

Bristol Way  
Wellesbourne Warwick





### Property Description

Beautifully presented FIVE bedroom detached home located in the village of Wellesbourne.

Offering modern accommodation throughout comprising an Entrance Porch, welcoming entrance hallway, lounge, Dining Room, Office, fully fitted Kitchen and utility room and Cloakroom.

To the first floor there are FIVE bedrooms, an en suite and a modern family Shower room.

Externally the property benefits from a generous rear garden, large private driveway offering off-road parking for several vehicles and a garage.

Contact us now to arrange 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 Porch

Having glazed sliding doors and window from front elevation into useful Entrance Porch with door to:

### Entrance Hallway

Having stairs rising to first floor, radiator and doors to Kitchen, Lounge and:

### Cloakroom

Having double glazed, obscure window to front elevation into porch, wash hand basin with tiled splashback, WC and radiator:

### Lounge

18' 7" x 12' ( 5.66m x 3.66m )

Spacious lounge with double glazed window to front elevation, radiator, sliding doors to Study and opening through to:

### Dining Room

18' 9" x 12' 1" ( 5.71m x 3.68m )

Having radiator, double glazed window to

front elevation and French Doors to the side and rear elevation into garden:

### Study

11' 10" x 9' 10" ( 3.61m x 3.00m )

Having radiator, bespoke built in storage cupboards, French doors to rear elevation into garden and door to:

### Kitchen

11' 8" x 10' 9" ( 3.56m x 3.28m )

Modern, fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, stainless steel sink and drainer unit, tiled splashback, integrated double oven with induction hob and cooker hood over, integrated dishwasher, breakfast bar with seating area, radiator and ceiling downlighters. Having double glazed window to rear and door to:

### Utility Room

7' 1" x 7' 9" ( 2.16m x 2.36m )

Having matching wall and base units with complementary work surface over, inset sink and drainer unit, tiled splashback, integrated washing machine, space for fridge freezer, wall mounted boiler, radiator, ceiling downlighters, personnel door into garage and door and window to rear elevation:

### First Floor

#### Landing

Having access to loft and doors to all bedrooms and Shower room:

### Bedroom One

11' 11" x 12' ( 3.63m x 3.66m )

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

### En Suite

Partly tiled shower room with white vanity suite comprising low level WC, wash hand basin and bidet, walk in shower enclosure, radiator and double glazed, obscure window to rear elevation:

### Bedroom Two

11' 9" x 12' ( 3.58m x 3.66m )

Having radiator and double glazed window to front elevation:

### Bedroom Three

11' 10" x 10' 2" ( 3.61m x 3.10m )

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

### Bedroom Four

9' 8" x 12' ( 2.95m x 3.66m )

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

### Bedroom Five

6' 3" x 10' 3" ( 1.91m x 3.12m )

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

### Shower Room

Partly tiled shower room with white suite comprising low level WC and wash hand basin, walk in shower enclosure, white ladder towel rail, extractor fan and ceiling downlighters:

### Outside

#### Front

Spacious block paved driveway offering off-road parking for several vehicles.

### Garage

Up and over door with power and light:

### Rear Garden

Having a good sized corner wrap around garden with large lawned area, paved patio ideal for outside entertaining, mature planted borders, timber shed and timber fences to the boundaries.

### Council Tax

Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent.



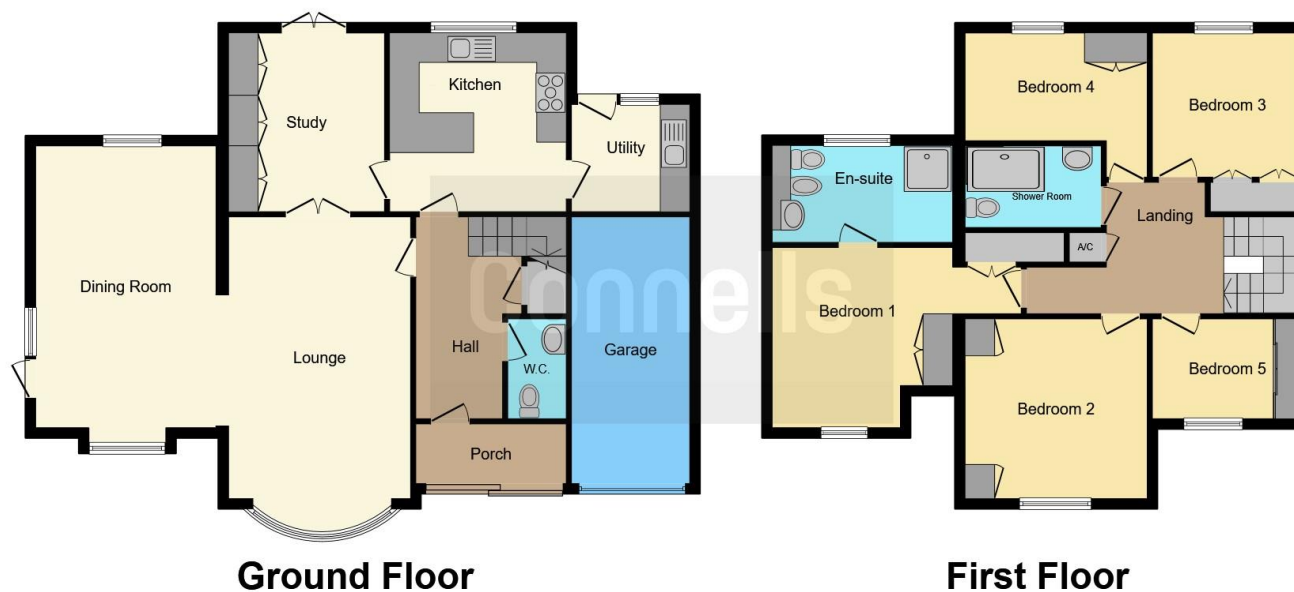












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103211](http://connells.co.uk/Property/WBE103211)**



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