



Connells

Mountford Close
Wellesbourne Warwick

Mountford Close Wellesbourne Warwick CV35 9QG

for sale offers over
£585,000



Property Description

A Spacious four-Bedroom Detached Home

We're delighted to bring to market this well-presented four-bedroom detached family home, occupying a generous and private plot in one of Wellesbourne's most sought-after locations. Being sold for the first time since being built in 1962, the property has a vast amount of potential to extend (subject to planning permission) - as many neighbouring properties have done - this home offers a rare opportunity to create your ideal long-term residence.

The property offers spacious and versatile living accommodation throughout. The ground floor features a welcoming entrance hall, a bright and comfortable lounge, a modern kitchen/dining room ideal for family life and entertaining, and a convenient loakroom/WC.

Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom.

Outside, the home enjoys a private south-west facing rear garden, perfect for relaxing or al fresco dining. There is also a garage and off-road parking, with ample space at the front and side for further development if desired

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 PVC and glazed door from the front elevation into hallway with radiator, stairs rising to first floor and doors to Lounge, Dining Room, Kitchen and:

Cloakroom

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

Lounge

21' 4" x 11' 4" (6.50m x 3.45m)

Generous sized lounge having two radiators, feature fireplace with gas fire, double glazed window to front elevation and French doors to rear elevation into garden;

Dining Room

10' 10" x 9' 8" (3.30m x 2.95m)

Having radiator, serving hatch into the kitchen, obscure glazed window into hallway and double glazed window to rear elevation:

Kitchen

13' 1" x 8' 4" (3.99m x 2.54m)

Partly tiled, fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, stainless steel one and a half sink and drainer unit, space for oven with cooker hood over, space for under counter fridge, central heating boiler, double glazed window to rear and door to:

Utility Room

13' 1" x 5' 9" (3.99m x 1.75m)

Having ample storage space, space for freezer and space and plumbing for washing machine, stainless steel sink and drainer unit with storage cupboard beneath, window to rear elevation and door and windows to side elevation:

First Floor

Landing

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

Shower Room

Having shower cubicle. wash hand basin with vanity unit, partly tiled walls, chrome heated towel rail , radiator and obscure double glazed window to front elevation:

Wc

Having low level WC, radiator and obscure double glazed window to side elevation:

Bedroom One

13' 1" x 11' MAX (3.99m x 3.35m MAX)

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

Bedroom Two

9' 8" x 10' 10" (2.95m x 3.30m)

Having radiator and double glazed window to rear elevation:

Bedroom Three

9' 8" x 8' 4" (2.95m x 2.54m)

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

Bedroom Four

11' 3" x 8' (3.43m x 2.44m)

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

Outside

Front

Having a good sized driveway to the front of garage, lawned areas to the front and side of property leading to the rear with mature planted borders and access to the side of the property to the rear garden:

Garage

Having two traditional style doors.

Rear Garden

Beautifully landscaped, South West facing rear garden with lawned areas, planted borders with an abundance of shrubs, plants and trees, paved patio area and green house.

Agents Note

It is our understanding that the property is not registered at the land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

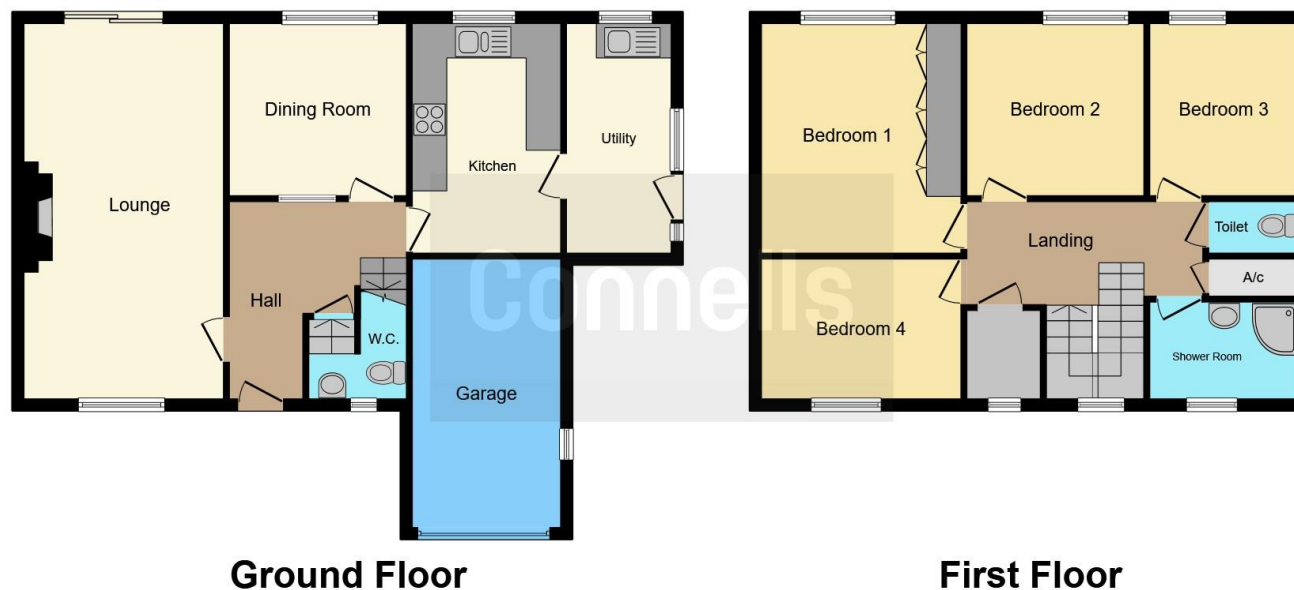
Council Tax

Local Authority: Stratford District Council









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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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103780



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Property Ref: WBE103780 - 0005