



**Connells**

Croftland Avenue  
Wellesbourne Warwick

# Croftland Avenue Wellesbourne Warwick CV35 9SQ

for sale  
£800,000



## Property Description

An exceptional five-bedroom executive detached family home, ideally located on a private road in the heart of the charming village of Wellesbourne

Set within a peaceful yet central location, this beautifully presented property offers expansive and versatile living space, perfectly suited for modern family life

Upon entering the home, you are welcomed by a spacious entrance hallway that sets the tone for the generous accommodation throughout. The ground floor boasts a bright and airy lounge, a dedicated study, and a flexible playroom or formal dining room, offering ample space for both work and leisure. At the heart of the home is a stunning open-plan kitchen/dining area, thoughtfully designed with contemporary fittings, perfect for entertaining and everyday family living. A separate utility room adds convenience, while a cloakroom/WC completes the downstairs layout.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including a luxurious principal suite and an additional guest bedroom, both benefiting from modern en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms, all of which are tastefully decorated and generously sized.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining, children's play or simply unwinding in the warmer months. To the front, a large driveway provides ample off-road parking for multiple vehicles, alongside a detached d

## 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

ivers, 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

A welcoming Entrance Hall with door and two double glazed windows to front elevation, radiator, Amtico flooring, storage cupboard, doors to adjoining rooms and staircase leading to the first floor.

## Study

10' 3" x 11' 7" into bay ( 3.12m x 3.53m into bay )

Having radiator and double glazed bay window to front elevation:

**Living Room**

20' 3" x 14' 7" ( 6.17m x 4.45m )

A spacious and light room having two radiators, two double glazed windows with fitted blinds to side elevation and French doors to the rear elevation into garden:

**Kitchen/Diner**

22' 5" x 14' 3" ( 6.83m x 4.34m )

Modern and stylish fully fitted kitchen featuring a range of matching wall and base-mounted units with quartz worktops.

Integrated appliances include an dishwasher, eye-level double oven and gas hob with extractor hood over. There is an inset stainless steel one-and-a-half bowl sink with mixer tap over and space for American-style Fridge/freezer. The kitchen is finished with tiled flooring, inset ceiling downlights, and a door leading to the Utility Room.

The FAMILY and DINING AREA is a spacious and versatile space, comfortably fitting a table for 6 people plus a sofa. With two radiators, double-glazed window to rear elevation and French doors opening to the rear patio and garden.

**Utility**

6' 5" x 5' 9" ( 1.96m x 1.75m )

With space and plumbing for tumble dryer and washing machine, wall and base units with complementary work surfaces and inset stainless steel sink and drainer, wall mounted central heating boiler and door to side elevation.

**Cloakroom**

Fitted with white suite comprising WC and hand wash basin, tiled splashback and shelving.

**Playroom/Dining Room**

12' 7" x 11' 7" into bay ( 3.84m x 3.53m into bay )

Having radiator and double glazed bay window to front elevation:

**First Floor**

**Galleried Landing**

Having airing cupboard, radiator, access to loft and doors to all bedrooms and bathroom.

**Bedroom One**

15' 3" x 11' 7" ( 4.65m x 3.53m )

Having radiator, built in wardrobes, double glazed windows to front and side elevations with fitted black out blinds and door to:

**En Suite Shower Room**

Having white suite comprising WC, pedestal wash hand basin, walk in shower enclosure, partly tiled walls, ceiling downlighters, Amtico flooring, chrome ladder towel rail and obscure double glazed window to front elevation:

**Bedroom Two**

17' 7" MAX x 11' 7" ( 5.36m MAX x 3.53m )

Having radiator, double glazed window to front elevation and door to:

**En Suite Shower Room**

Having white suite comprising WC, pedestal wash hand basin, walk in shower enclosure, partly tiled walls, ceiling downlighters, Amtico flooring, chrome ladder towel rail and obscure double glazed window to side elevation:

**Bedroom Three**

11' 6" MAX x 14' MAX ( 3.51m MAX x 4.27m MAX )

Having radiator and double glazed windows to rear and side elevations with fitted black out blinds.

**Bedroom Four**

10' 3" x 11' 7" ( 3.12m x 3.53m )

Having radiator and double glazed window with fitted black-out blinds to rear elevation.

**Bedroom Five**

10' 5" x 7' 7" ( 3.17m x 2.31m )

Having radiator and double glazed window to rear elevation.

**Bathroom**

Having white suite comprising WC, pedestal wash hand basin, bath with shower over, partly tiled walls, ceiling downlighters, Amtico flooring, chrome ladder towel rail and obscure double glazed window to front elevation:

**Outside**

**Front**

Having large driveway to front and side of property offering off-road parking for several vehicles. pathway leading to front door, borders stocked with mature shrubs.

**Double Garage**

Up and over doors, power and light and personnel door into garden.

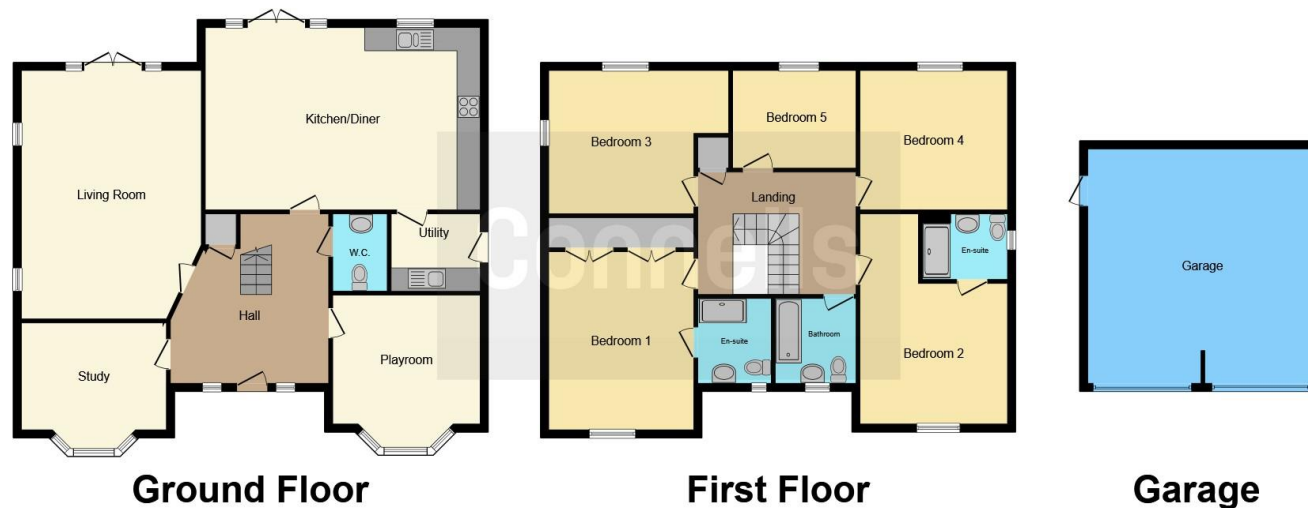
**Rear Garden**

Generous sized, landscaped rear garden mainly laid to lawn with paved patio area ideal for outside dining and entertaining, fitted Robot Mower and timber fencing and brick walls to boundaries.









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

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

Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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