



**Connells**

Oxford Way  
Wellesbourne WARWICK



## Property Description

A well-presented three-bedroom detached bungalow situated in the desirable village of Wellesbourne. The accommodation includes a spacious lounge, conservatory, kitchen and bathroom, offering comfortable single-storey living. Occupying a private corner-plot position, the property also benefits from a generous driveway, garage and a landscaped enclosed garden.

## 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

Welcoming entrance hall accessed from the front elevation, offering two useful storage cupboards — one housing the combi boiler — and internal doors leading to Lounge, kitchen, bedrooms and bathroom.

## Lounge

Generous L-shaped living space featuring a bay window to the front and an additional side window for excellent natural light. The room includes two radiators and access to the loft via a discreet hatch.

## Kitchen

Well-appointed kitchen featuring a range of fitted wall and base units with complementary work surfaces and an inset sink with drainer.

There is space for a double oven with gas hob and extractor above, along with plumbing for washing machine, integrated appliances including a dishwasher and fridge-freezer. A door leads directly into the conservatory, enhancing the flow of the ground floor

## Conservatory

Bright and inviting conservatory featuring a radiator for year-round use and French doors opening to the side elevation, providing direct access to the garden.

## Bedroom One

Well-proportioned bedroom featuring a built-in wardrobe, radiator, and a double-glazed window to the rear elevation.

## Bedroom Two

Additional bedroom featuring a radiator and a double-glazed window to the front elevation

## Bedroom Three

Featuring a radiator and a double-glazed window to the front elevation.

## Bathroom

Fitted with a white suite comprising a walk-in shower cubicle, bath, WC and wash hand basin. The room also includes a radiator, useful airing cupboard and an obscure double-glazed window to the rear elevation for privacy and natural light.

## Outside

### Front

Large graveled driveway providing generous off-road parking, with side access to the rear garden and a pathway leading to the front door.

### Garage

Having up and over doors and a personnel door into garden.

### Garden

Generous private corner-plot garden featuring a paved patio area, well-kept lawn, side gate access and a door leading directly into the garage.

### Council Tax

Local Authority: Stratford District Council

Council Tax Band: D

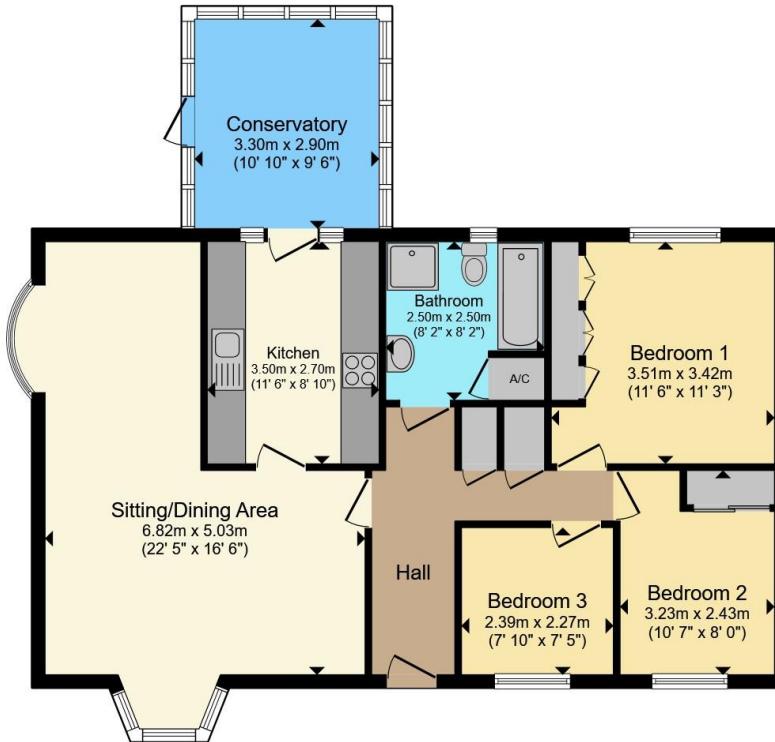
### Viewings

Strictly by prior appointment via the selling agent.









Total floor area 90.0 m<sup>2</sup> (969 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

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: C    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104071](http://connells.co.uk/Property/WBE104071)**



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Property Ref: WBE104071 - 0005