



Connells

Kineton Road
Wellesbourne Warwick

Kineton Road Wellesbourne Warwick CV35 9NF

for sale offers over
£530,000



Property Description

Chestnut Court is a collection of four executive luxury homes built by Damson Homes in the heart of Wellesbourne, a historic Warwickshire village.

Connells are happy to present this link-detached FOUR BEDROOM property featuring luxury flooring, custom-made wardrobes, high-end fittings to designer bathroom and kitchen complete with quartz worktops and Neff appliances, utility and downstairs cloakroom.

Having a sizable private garden and stunning landscaped frontage, with the added benefit of a single 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 Hall

Having door leading from the front elevation into spacious hallway with luxury flooring, stairs leading to first floor, two spacious storage cupboards, oak and glass double doors leading into kitchen/dining room and doors into lounge and;

Cloakroom

Having a white suite comprising wash hand basin and WC and obscure double glazed window to the front elevation;

Lounge

17' 10" x 12' 7" MAX (5.44m x 3.84m MAX)
Spacious carpeted lounge having large double glazed bay window to the front elevation and feature wall mounted electric fire;

Kitchen/diner

20' 8" x 13' 6" MAX (6.30m x 4.11m MAX)

Modern and stylish kitchen having a sleek range of base and eye-level units with quartz worktops and upturns, sink unit with mixer tap and fitted with Neff appliances with integrated dishwasher and fridge/freezer. Ample space for dining area with double glazed window to the rear elevation, door leading to Utility room and Bi-fold doors leading to patio;

Utility Room

5' 9" x 7' 1" (1.75m x 2.16m)

Having additional wall and base units with work surfaces over, integrated washing machine and tumble dryer, sink, tiling to splashback and door to side elevation;

First Floor

Landing

Spacious and airy landing having, loft access (3/4 boarded) and doors leading to all bedrooms and bathroom.

Bedroom One

12' 9" x 12' 2" (3.89m x 3.71m)

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

En Suite

Luxury fitted en suite shower room comprising white suite comprising wash hand basin, WC with a concealed push button cistern, heated towel rail, extractor fan, complementary tiled walls, and floor. Large wide tiled shower enclosure with shower system and sliding glass shower screen:

Bedroom Two

12' 11" x 9' 3" (3.94m x 2.82m)

Having double glazed window to the rear elevation, radiator and custom-made fitted wardrobes and drawers.

Bedroom Three

13' x 11' (3.96m x 3.35m)

Spacious room having built in wardrobes and drawers, radiator and double glazed window to the rear elevation;

Bedroom Four

9' 6" x 6' 2" (2.90m x 1.88m)

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

Bathroom

Designer bathroom having suite comprising wall mounted wash hand basin, WC with a concealed push button cistern, bath with mixer tap and shower attachment and glass shower screen. Complementary tiled walls and floor, ceiling downlighters and extractor fan.

Outside Garage

Having electric door, power and light.

Rear Garden

Having brick paved patio area and lawn, storage shed and timber fences and walls to boundaries.

Agents Note Council Tax

Local Authority: Stratford District Council
01789 267575

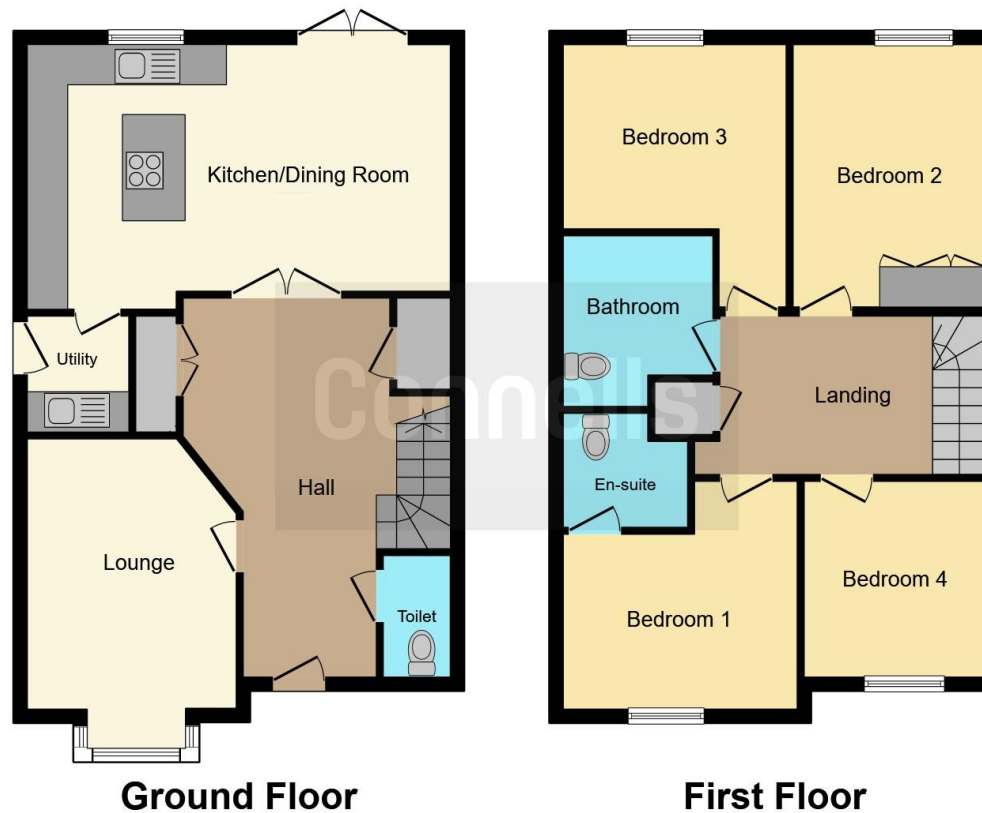
www.stratford.gov.uk/council/bandings.cfm

Viewings









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103230



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