



Connells

Whitehead Drive
Wellesbourne Warwick



Property Description

Connells are thrilled to present this beautifully presented FOUR-bedroom DETACHED family home, offering spacious and versatile living throughout.

Nestled on a private road at the edge of the village, this stunning home boasts a welcoming entrance hall, a bright and airy LOUNGE, a dedicated Study, a stylish KITCHEN, a separate Utility Room, and a generous Family Room/Snug, perfect for relaxing or entertaining. A Cloakroom completes the ground floor.

Upstairs, you'll find FOUR well-proportioned bedrooms, including a luxurious EN SUITE to the principal bedroom, along with a modern family bathroom.

Externally, the property benefits from a private enclosed rear garden, a good-sized driveway, and a garage for additional storage or parking.

A must-see home-contact us today to arrange a 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 a door from the front elevation into hallway with radiator, under stairs storage cupboard, carpeted staircase rising to the first floor, and doors leading to study, Kitchen, lounge and;

Cloakroom

Having low level WC, wash hand basin with vanity unit, chrome heated towel rail and obscure double glazed window to front elevation:

Study

8' 6" x 11' 1" (2.59m x 3.38m)

Having radiator and double glazed window to

front elevation;;

Lounge

15' 2" x 11' 2" MAX (4.62m x 3.40m MAX)

Having two double glazed windows to side elevation, feature fireplace with gas fire inset and opening through to:

Family Room

9' 6" x 22' 1" (2.90m x 6.73m)

Versatile room currently used as dining/snug having two radiators, Kardean flooring, two double glazed windows and French Doors to rear into garden and opening through to:

Kitchen

11' 4" x 11' 7" (3.45m x 3.53m)

Modern fitted kitchen having a range of wall and base units and complimentary work surfaces over, incorporating a one and a half stainless steel sink and drainer unit, induction hob with extractor hood over, wall mounted bosch double oven, integrated bosch dish washer and fridge freezer, Kardean flooring, ceiling downlighters, radiator and door to hallway and;

Utility

Having wall and base units with complementary work surface over, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer and obscure double glazed window to side elevation:

First Floor

Landing

Stairs rising from entrance hall to landing area with doors to storage cupboard and all bedrooms and family bathroom;

Bedroom One

11' 9" MAX x 10' MAX (3.58m MAX x 3.05m MAX)

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

En Suite

Partly tiled shower room with, low level WC, wash hand basin, shower enclosure, extractor fan, heated towel rail and obscure double glazed window to side elevation:

Bedroom Two

11' 2" x 9' (3.40m x 2.74m)

Having radiator and double glazed window to front elevation overlooking fields:

Bedroom Three

10' MAX x 9' 7" MAX (3.05m MAX x 2.92m MAX)

Having radiator, built in storage cupboard and double glazed window to front elevation overlooking fields :

Bedroom Four

8' 7" MAX x 6' 5" MAX (2.62m MAX x 1.96m MAX)

Having radiator, access to partially boarded loft and double glazed window to rear elevation;

Bathroom

Having white suite comprising bath with shower over, wash hand basin, WC, chrome ladder towel rail, extractor fan and obscure double glazed window to the rear elevation.

Outside

Front

Having lawned foregarden, block-paved tandem driveway to the side of the property.

Garage

Up and over door, power and light and personnel door into garden:

Rear Garden

Enclosed rear garden mainly laid to lawn, paved patio area ideal for outside dining and entertaining, and access to the front of the property;

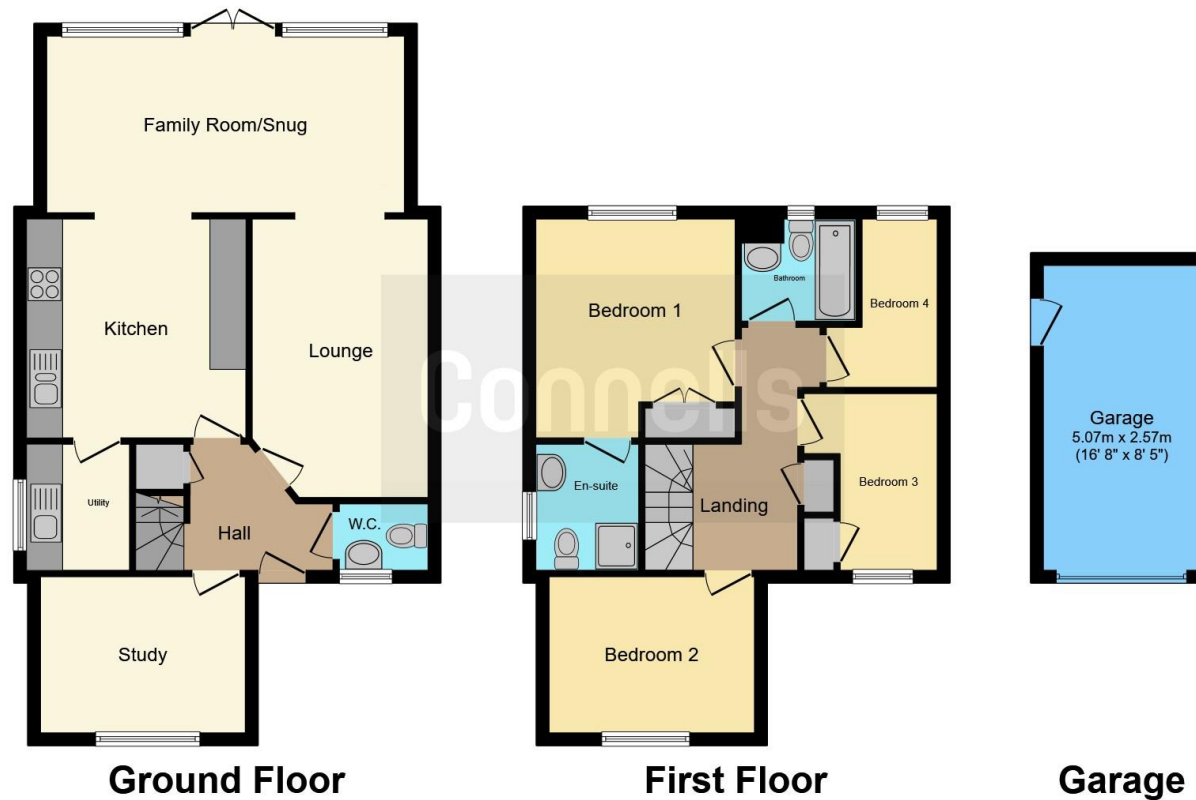
Council Tax

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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Freehold

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Property Ref: WBE103634 - 0007