CHANG HOMES

West Cottage

12 Church Walk Wellesbourne, Warwick, CV35 9QT Guide price £415,000

⊖ 4 🖑 3 🖽 2 트 E

12 Church Walk

Wellesbourne, Warwick, CV35

Four Bedrooms, Private South Facing Garden & Character Throughout Located in a quiet culde-sac in the heart of Wellesbourne stands this stunning detached home which is believed to be the former local bakery of the village. Arranged over three floors this property briefly comprises; entrance, living room with a beautiful inglenook fireplace, breakfast kitchen, pantry room, utility, bathroom and snug. To the first floor; landing, two double bedrooms both with ensuites. To the second floor; a further two double bedrooms sharing a WC on the landing. Externally there is parking available on road, a well kept mature landscaped garden, garden house with electricity, summer house and various garden sheds.

Hall

Living Room 15'2 x 13'7 (4.62m x 4.14m)

Snug/Dining Room 13'7 x 10'03 (4.14m x 3.12m)

Kitchen Breakfast Room 14'8 x 9'5 (4.47m x 2.87m)

Laundry Room 5'1 x 2'2 (1.55m x 0.66m)

Bathroom 5'7 x 5'1 (1.70m x 1.55m)

Pantry 6'1 x 5'7 (1.85m x 1.70m)

Landing

























Bedroom 1 11'0 x 10'03 (3.35m x 3.12m)

En-Suite 7'6 x 3'3 (2.29m x 0.99m)

Bedroom 2 10'03 x 9'2 (3.12m x 2.79m)

En-Suite 10'03 x 3'3 (3.12m x 0.99m)

Landing

Bedroom 3 12'4 x 10'05 (3.76m x 3.18m)

WC

Bedroom 4 12'4 x 8'8 (3.76m x 2.64m)

Garden Store 10'09 x 5'11 (3.28m x 1.80m)

Floor Plan

GROUND FLOOR 621 sg.ft. (57.7 sg.m.) approx. 1ST FLOOR 352 sq.ft. (32.7 sq.m.) approx GARDEN STORE 10'9" x 5'11" 3.28m x 1.81m 2ND FLOOR 291 sq.ft. (27.1 sq.m.) approx BEDROOM 2 10'3" x 9'2" 3.13m x 2.79n BEDROOM 1 11'0" x 10'3" 3.34m x 3.13m 1 LIVING ROOM 15'2" x 13'7" 4.62m x 4.13m 13"7" x 10'3" 4.13m x 3.12m TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx. Whilst every attempts been made to Carl . Levo squit, LLT a squit, paperox. Whilst every attempts been made to carl a term squit squit carl and the squit sq

00 StPetet B4086 B408> Avonvale Vets in Wellesbourne 422 Wellesbourne 😋 CE Primary & Nursery... Wellesbourne 5 Stratford Rd Bridge A429 Chaper Willo giver Den Ettington Rd Loxley Rd A429 Coople Map data ©2024

Energy Efficiency Graph



Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726 70 St Johns Close, Knowle, B93 0NH | info@change-homes.com | www.change-homes.com

Zoopla.co.uk rightmove

The Propert

Area Map