



Staple Hill, Wellesbourne, CV35 9LH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

A Beautifully Presented First-Floor Apartment in an Elegant Country House Setting

Set within the landscaped grounds of a distinguished period country house, this spacious two-bedroom apartment combines the charm of historic architecture with stylish, modern interiors. Residents enjoy access to beautifully maintained communal gardens, an outdoor swimming pool, private allocated parking space, communal off-street parking for additional vehicles and guests, and a garage with power and lighting.

A private entrance opens into a generous dining room with excellent built-in storage. From here, a hallway leads to the bedrooms and main living areas.

The master bedroom is bright and well-proportioned, featuring a large fitted wardrobe and a contemporary en-suite shower room. The second bedroom is also a comfortable double, offering flexibility as a guest bedroom, home office or additional living space. A sleek, modern family bathroom serves this room.

At the far end of the hallway lies a light-filled living room, where large windows frame views of the gardens. The adjoining kitchen is modern in design, featuring real granite worktops, fitted units, integrated appliances, and ample work surfaces—providing a practical yet welcoming space for cooking and entertaining.

The surrounding grounds are immaculately maintained, with sweeping lawns, mature planting, and the added attraction of a residents' outdoor swimming pool.

This appealing home offers a rare opportunity to enjoy the tranquillity of a period country house setting, enhanced by contemporary comforts and practical features.

The apartment also benefits from a share of the freehold status, offering added long-term appeal and security.





Key Features

- Beautifully Presented First-Floor Apartment in a Period Country House
- Peaceful Setting within Landscaped Communal Gardens
- Outdoor Swimming Pool For Residents
- Private Allocated Parking and Communal Off-Street Parking
- Over 1,000 Square Feet
- Master Bedroom with Large Fitted Wardrobe and Contemporary En-suite Shower Room
- Second Double Bedroom
- Modern Family Bathroom
- Stylish Kitchen with Integrated Appliances and Real Granite Worktops
- Garage with Power and Lighting

Price Guide
£300,000

Wellesbourne

Wellesbourne is a thriving and well-regarded village situated close to the River Dene and just a few miles from historic Stratford-upon-Avon and Warwick. The village offers excellent amenities including: a Primary School, several Playgroups and Nurseries, two Doctors' Surgeries, a Dental Practice, Pharmacy, Optician, and Vets. There is a range of local shops including a Co-op Supermarket, Butcher, Baker, Post Office, Hairdressers and Barbers, along with a selection of Cafés and Takeaways. The village is also home to a popular Farmers' Market, held regularly in the centre, and benefits from two welcoming Public Houses and a variety of restaurants. Community life is active, with a Library, Village Hall, Sports and Community Centre and a busy calendar of events. Wellesbourne enjoys good transport links to nearby towns and the M40, making it a convenient yet characterful place to live

Additional Information

Tenure: We understand that the property is for sale with a Share of the Freehold
Lease Length of 999 Years Commencing from 01/01/2001. 974 Years Remaining.

Local Authority: Stratford-On-Avon District Council

Council Tax Band: C

EPC Rating: D

Mains water, drainage, gas are connected to the property.

Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

Management Fee

There is a management fee of £265 per month which is payable to Staple Hill House Ltd. This charge covers the maintenance, cleaning and upkeep of the following: Swimming pool and service equipment, gardens and grounds, building roof, building walls, boundary walls, sewage system, building insurance, garage door and door frames.

Agents Notes

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



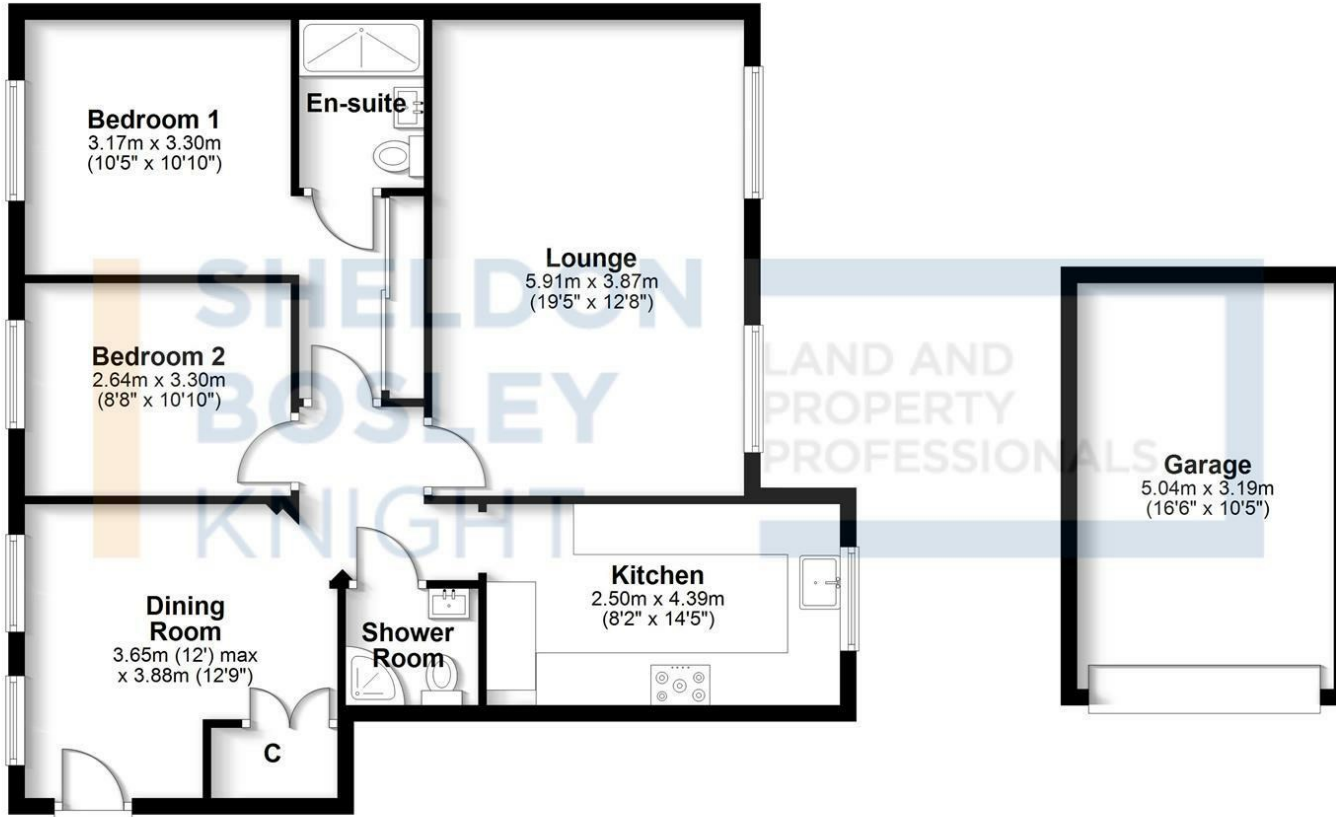




Floorplan

Ground Floor

Approx. 99.2 sq. metres (1068.3 sq. feet)



Total area: approx. 99.2 sq. metres (1068.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority
Stratford Upon Avon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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DISCLAIMER

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