



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 Nurseries Road  
Wellesbourne, Warwick, CV35 9QL





## Property Description

Occupying an enviable position in a quiet no through road in a popular modern development, this wonderfully presented, double-fronted detached home boasts a light and airy interior, and benefits from being within close proximity to Wellesbourne centre and all of the amenities the village has to offer. Access to the neighbouring towns and onward destinations are easy to hand via the national highway and train network and the property is being offered with both solar panels and the remaining term of the NHBC warranty.

The accommodation in brief comprises: Entrance hall with under stairs storage and access to a guest WC/Cloaks. Panelled doors lead off to a pleasant sitting room with French doors to the garden and a separate dining room or home office/study. The generous open plan family breakfast kitchen is certainly the heart of this home, and is fitted with a range of units providing ample storage complete with modern door fronts, square edge work surfaces and a range of integrated appliances, to include two Siemens ovens, four ring gas hob and extractor hood. There is also space for an American style fridge freezer, dishwasher, washing machine and dining table or relaxed seating area.



To the first floor, a central landing with airing cupboard provides access to four bedrooms and the principal bathroom with modern white suite. The master bedroom notably boasts a double fitted wardrobe and an equally well-appointed en-suite shower room with oversize shower enclosure, WC and wash hand basin. There is also a fitted wardrobe to the guest bedroom.









Externally, there is a pleasant, enclosed garden, laid mainly to lawn with planted borders and a paved terrace seating area. There is gated access to side, leading to a tarmac driveway providing off road parking and access to the single garage complete with light and power.

#### Location

The village of Wellesbourne, situated approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). Wellesbourne has excellent facilities for shopping and schooling with primary and junior schools in the village and secondary education at Kineton, Warwick, Leamington and Stratford. Social and cultural facilities of various kinds are also available.

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.



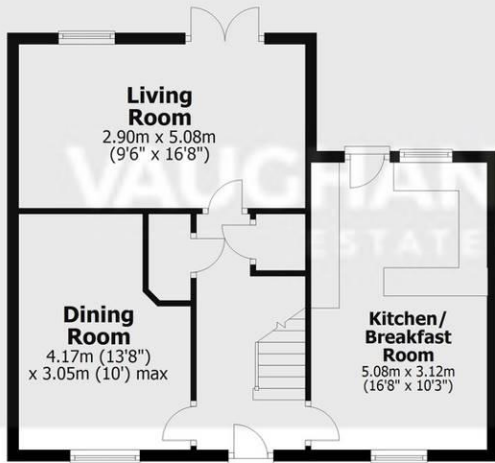




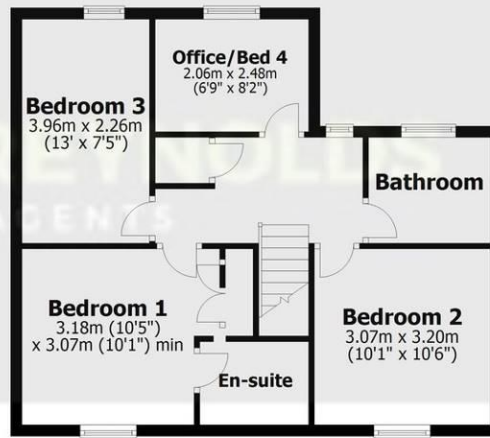


## GENERAL INFORMATION

Ground Floor



First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Charges: There is a management charge of £185.00 per annum for the upkeep and maintenance of the wider development.

Local Authority: Stratford-upon-Avon District Council. Council Tax Band E.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a

photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to [www.vaughanreynolds.co.uk](http://www.vaughanreynolds.co.uk).

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