



VAUGHANREYNOLDS
ESTATE AGENTS

2 The Old Orchard
Wellesbourne, Warwick, CV35 9RW



Property Description

Located in a delightful, secluded setting, within easy walking distance of the numerous amenities and attractions available in Wellesbourne, this double fronted, detached family home boasts a wealth of spacious and well appointed accommodation over two floors. Built in 2001, the house has been enhanced recently by the current owners and should appeal to a wide mix of buyers.

The accommodation comprises: An inviting entrance hall with WC, stairs rising to the upper floor and panelled doors off. Double doors lead to a generous sitting room with dual aspect windows and a striking inglenook fireplace with inset log burner. Further doors lead to a separate, well-proportioned study / home office and a dining room with a semi, open-plan flow to a spacious, custom-built breakfast kitchen. The stylish kitchen units have contrasting door fronts, granite worksurfaces and a bank of integrated appliances. Karndean flooring continues throughout, into the breakfast area and useful utility / boot room.

To the first floor, a central landing provides access to each of the five double bedrooms, two with fitted wardrobes. Two bedrooms have the benefit of en-suite shower rooms, with a family bathroom off the landing.







Externally, a pleasant, mature garden to rear is laid mainly to lawn, with various planted shrubs and trees, and a post and rail fence to boundary, affording an open aspect to the neighbouring field. There is access to both sides, leading to the front of the property, where a generous fore garden abuts a block-paved frontage and tarmac drive. The property benefits from a detached double garage with power.

Location

The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon, 7 miles from Warwick, and 8 miles from Leamington Spa, and is very well situated for daily travel to these centres. Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles) are also within easy reach. M40 access is less than 5 miles away, providing links to London and the UK motorway network. Wellesbourne has excellent facilities for shopping and schooling with an infant and junior schools in the village and secondary education in Kineton, Warwick, Leamington and Stratford. It enjoys a number of cafes, restaurants, pubs, and shops as well as an extensive range of social, sporting and cultural activities.





3



5



3



GENERAL INFORMATION

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.

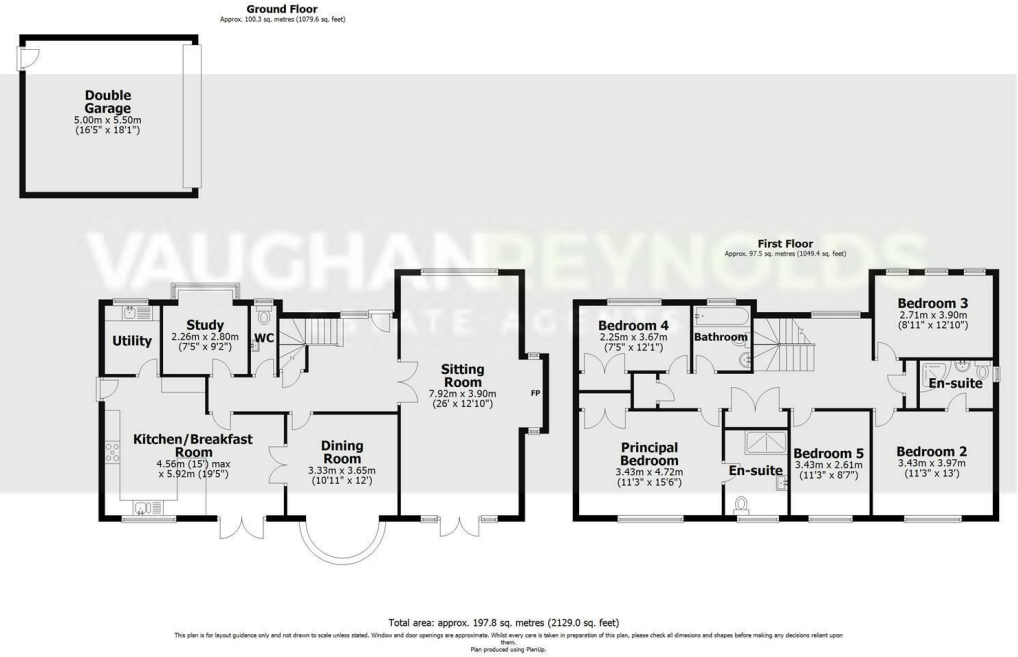
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford-upon-Avon, Council Tax Band G

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.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VAUGHANREYNOLDS
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk