



Dovehouse Drive, Wellesbourne, Warwick, CV35 9NW

Guide Price £450,000

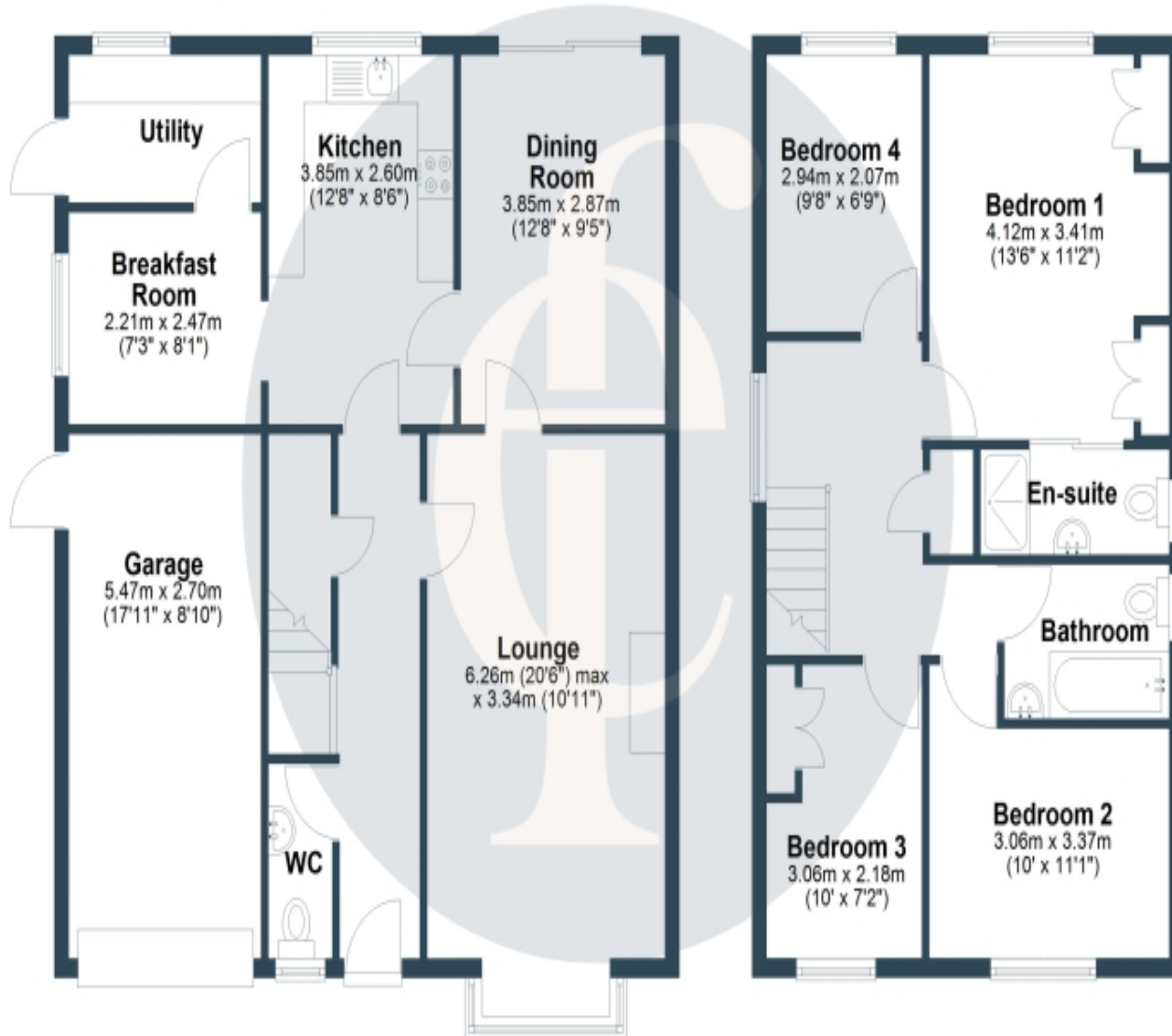


Ground Floor

Approx. 79.4 sq. metres (854.4 sq. feet)

First Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



Total area: approx. 132.9 sq. metres (1430.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A home with a view..... yes please!

A superb four-bedroom detached family home positioned on the edge of the ever-popular established development known as The Dovehouse. Located within the sought-after village of Wellesbourne. Boasting open, tranquil views over the stunning countryside, offering the peace and quiet of being in the middle of nowhere.

The large village of Wellesbourne combines 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, 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.

The current owner has enjoyed the property for over 30 years and has lovingly maintained it within that time. Subject to planning permission, the property offers potential for extension and alterations and could offer any new owner a beautiful property in a stunning position.

The accommodation is spacious and follows a thoughtful layout ideal for any family.

On entering through the front door, you are welcomed into the hallway which offers access to the first floor, sitting room, and kitchen. There is a useful cloakroom/w.c off the hallway and a cloak cupboard for all your coats and boots.

The sitting room is situated at the front of the property, is a generous size, and has a focal point of a gas coal effect fire and a bay window to the front elevation. The sitting room ideally leads to the dining room or snug, which in turn opens onto the garden.

The kitchen enjoys a breakfast room leading off. Offering a range of wall and base units, including roll-edge work surfaces with windows looking over the garden and further over the fields. The breakfast room is ideally located, adjoining the kitchen. Completing the ground floor is the utility room, allowing space for the washing machine, tumble dryer, and mucky dogs!

Upstairs is the master bedroom with fitted wardrobes and en-suite shower room with a large shower cubicle. Imagine waking up to the open views and the cows in the fields! There are three further good-sized bedrooms and the family bathroom with a shower over the bath.

Outside is the well-stocked, private, sunny garden with colourful-planted borders and rockeries. Laid to lawn with a patio seating area ready for al fresco dining and a glass in the garden whilst watching the sunsets.

To the front is a garage with storage into the eaves and a driveway allowing parking for 4 cars.

Viewing is a must to appreciate the position and the beautiful views.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they 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 investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

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

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