



The Coach House
Chestnut Square | Wellesbourne | Warwickshire | CV35 9QR

Delightful village home, full of character and beautifully finished, with a lovely sunny, private garden and double garage.

Accommodation summary

A welcoming entrance hall, with stone floor. Cloakroom with coats cupboard and doors from the hall to all the principal living accommodation.

The modern, well fitted kitchen, also with stone flooring, has a centre island/breakfast bar, double oven, 5 ring gas hob, fridge/freezer and wine fridge. Door to the garden.

On the other side of the hall is the dining room which leads to a superb drawing room with an inglenook fireplace and wood burner, two sets of bi folding doors to the garden. Oak flooring throughout.

The study/office is perfect for home working.

On the first floor are four double bedrooms, the principal with a full en-suite bathroom and built in wardrobes, and a family bathroom.





Seller Insight



We are delighted to share our thoughts and experiences about living in our home, hoping to provide prospective buyers with a genuine sense of the lifestyle and charm it offers.

We have happily lived in this home for seven and a half years, enjoying every aspect of its unique character and wonderful location.

The distinctive style of the house immediately caught our attention, along with its location in the heart of the old village and its inviting courtyard setting.

The spacious and well-designed flow of the rooms is something we truly appreciate. The lounge, in particular, is a favourite space, featuring two large bifold doors that seamlessly open into the garden. Additionally, the convenience of being within 20 minutes of Warwick, Leamington Spa, and Stratford-upon-Avon is a significant advantage. With the M40 just a seven-minute drive away, transport links are excellent, including easy train access to Birmingham and beyond, as well as a 30-minute drive to Birmingham Airport.

The lounge stands out as a bright and airy retreat, offering a view of both the courtyard at the front and our garden at the back. Another favourite is the kitchen, which provides ample food preparation space—a must for anyone who loves to cook.

The west-facing garden is particularly enjoyable in the spring and summer, as every area receives sunlight at some point during the day. The patio area is perfect for outdoor relaxation while appreciating the garden's beauty.

The combination of a unique architectural style, spacious interiors, and excellent natural light makes this home both inviting and special.

We have made several enhancements to the home, including replacing all windows and doors (except the bifold ones) and installing two new bathrooms. A new boiler was fitted approximately four years ago, and the shared courtyard was resurfaced about five years ago.

Our three courtyard neighbours are wonderful, and we enjoy a friendly, supportive community where we help each other out, such as watering plants or holding spare keys in case of emergencies.

There are excellent walking routes nearby, making it ideal for dog owners and outdoor enthusiasts. A sports center, just a three-minute walk away, offers a well-equipped gym and a variety of daily exercise classes, including table tennis on Wednesday mornings. Stratford-upon-Avon provides further recreational options, including a rowing club and an over-50s football team. Wellesbourne also offers bowling, football, tennis, and cricket.

The location is incredibly convenient, with essential amenities within walking distance. These include a primary school, doctors, dentist, supermarkets, two pubs, cafes, and restaurants. A bus service connects the village to Warwick, Stratford, and Leamington, making commuting easy.

One of the things we'll miss the most is Kolshi Indian Restaurant—it's the best Indian restaurant we've ever been to, and it's only a five-minute walk away! We will also miss living in Warwickshire, as its central location provides easy access to many fantastic destinations, including the Cotswolds, which are just a short drive away.

We hope that the next owners find as much joy and comfort in this home as we have over the years!""

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Outside

The courtyard to the front provides parking and access to the double garage with electric door.

The beautiful garden and patios to the rear are private and sunny, being south/west facing.

Location

In Chestnut Square, the heart of the village. Walking distance to all Wellesbourne has to offer. Doctors, dentist, library, pubs, restaurants, shops, sports centre and school. Stratford-upon-Avon is just ten minutes away.

Train times to London from Warwick Parkway approximately one hour and twenty minutes.

Motorway network. Longbridge junction. Ten minutes.

(All times and distances are approximate)





Tenure: Freehold | Council Tax Band: D | EPC Rated: C

Services, Utilities & Property Information

Mains drainage, water, gas and electricity.

Local Authority: Stratford-on-Avon District Council.

Property Tenure: Freehold

Mobile Phone Coverage - 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider

Directions

Coming south through the village on Bridge Street pass through Chestnut Square and turn right onto Stratford Road. The entrance to The Coach House is immediately on your right.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332 600

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

Opening Hours:

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am - 4.30 pm

Sunday

Appointments by arrangement





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

The Coach House Wellesbourne

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 208 sq m (2,239 sq ft)

Garage: 34 sq m (363 sq ft)

Total: 242 sq m (2,602 sq ft)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE. Printed 24.04.2024



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