

Peter Clarke



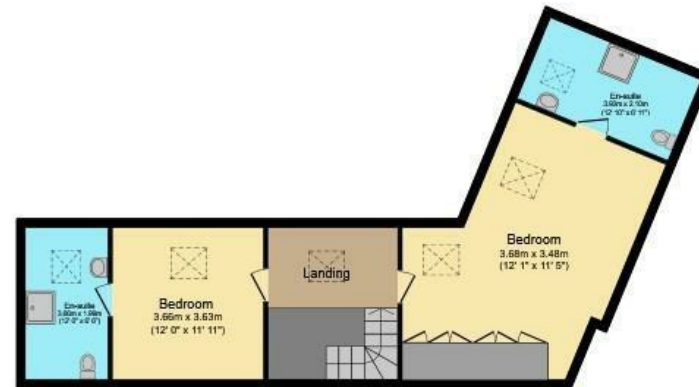
The Homestead Charlecote Road, Wellesbourne, Warwick, Warwickshire, CV35 9LU

# The Homestead, Charlecote Road, Warwick, CV35 9LU



## Ground Floor

Floor area 151.2 m<sup>2</sup> (1,628 sq.ft.)



## First Floor

Floor area 69.0 m<sup>2</sup> (742 sq.ft.)

**TOTAL: 220.2 m<sup>2</sup> (2,370 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





- Detached Accommodation
- Four Bedrooms
- Three Ensuites
- Enclosed Rear Garden
- Off Road Parking
- Double Garage
- Central Village Location
- Finished to a High Specification



£565,000

**\*\*BEST AND FINAL OFFERS ARE INVITED BY MONDAY 24TH MARCH 2025 AT MIDDAY\*\***

Centrally located to the village amenities and having been lovingly upgraded by the current owner. A spacious open plan living - dining - kitchen area, ground floor bedroom, dressing room and bathroom. Additional bedroom and utility room. Along with two further bedrooms both with ensembles upstairs. Double garage and parking for multiple cars.

#### ENTRANCE HALL

Front door leading into a spacious hallway with door into cloakroom.

#### LOUNGE - DINING AREA

A spacious lounge featuring exposed stone wall with a fireplace. Sliding patio doors open to the rear garden. The lounge flows into the dining area with wall mounted radiator and window out into the rear garden.

#### KITCHEN

Fully fitted custom-made kitchen with a range of wall and base units, Quartz worktop. inset sink and drainer, integrated Neff eye-level oven and microwave, a Neff electric hob with an extractor over, an integrated Neff fridge/freezer, and Fisher Paykel dish drawers. Window overlooking the front aspect, with a door leading to:

#### UTILITY

Having a range of wall and base units with worktop over, stainless steel inset sink and drainer, space for washing machine and tumble dryer, window to side aspect and personnel door into garage.

#### BEDROOM ONE

Having window to the front aspect, wall mounted radiator, door to ensuite and leading through to;

#### DRESSING AREA

with built in wardrobes, wall mounted radiator and window to the rear

#### ENSUITE

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, wc, heated towel rail and obscure window to front.

#### BEDROOM TWO

Having wall-mounted radiator and window to the rear aspect.

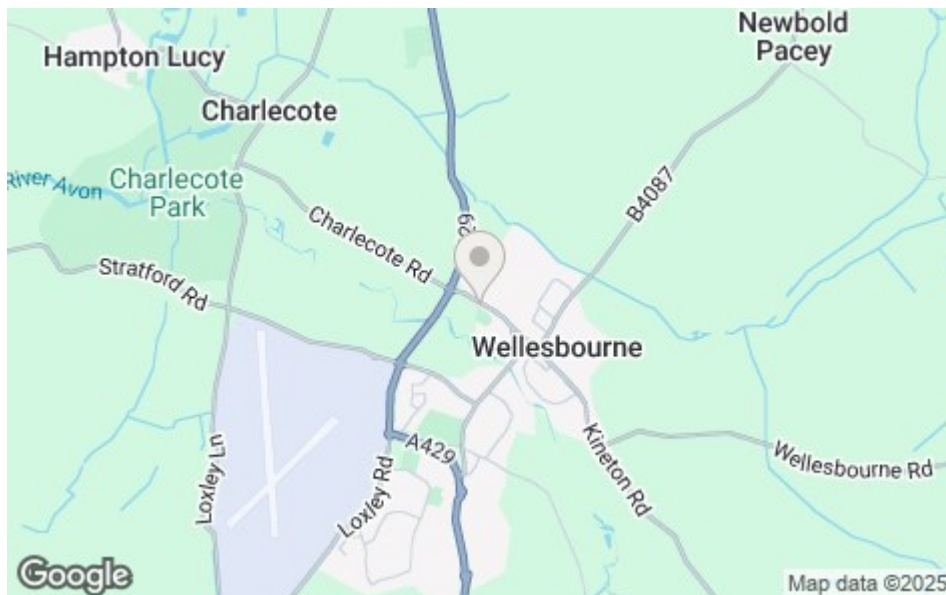












#### FIRST FLOOR LANDING

Glass balustrade, Velux window and doors to both first floor bedrooms.

#### BEDROOM THREE

Two windows to the rear aspect, built in wardrobes, wall mounted radiator and door to:

#### ENSUITE

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, low level WC, heated towel rail, extractor fan and window to rear.

#### BEDROOM FOUR

Having window to rear aspect, built in wardrobes, wall mounted radiator and door to:

#### ENSUITE

Fitted with white suite, comprising a vanity wash hand basin, walk in shower, low level WC, heated towel rail, extractor fan and window to rear.

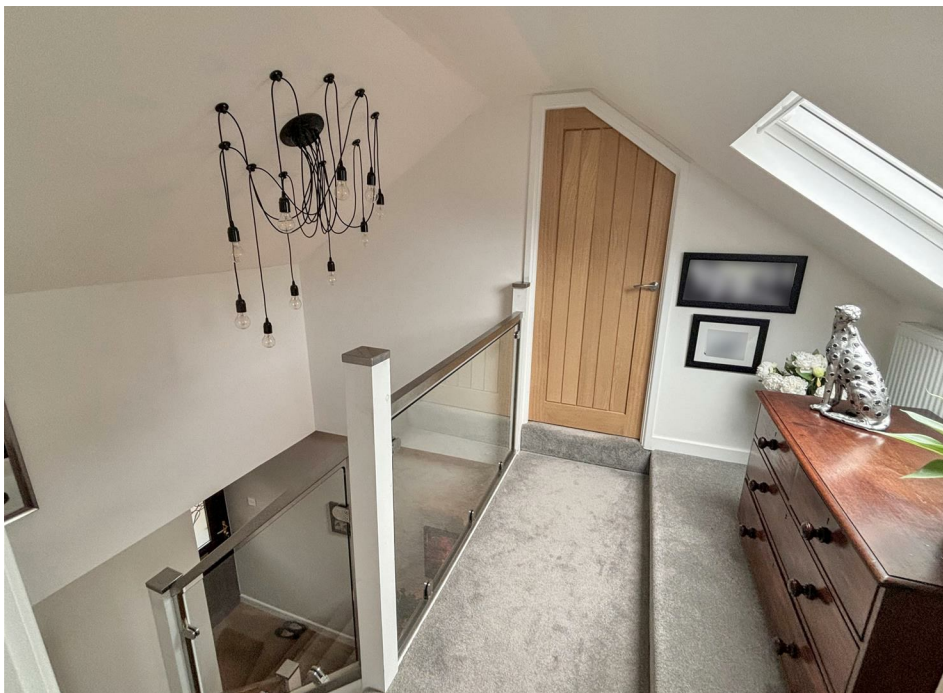
#### OUTSIDE

##### FRONT

A large driveway provides off-road parking for multiple vehicles and leads to the garage. There is also a gate to the rear of the property and a pathway to the front entrance.

##### DOUBLE GARAGE

Electric roller shutter doors to front, power and light, window to side and personnel door into utility room. Access to loft hatch for additional storage.





## REAR GARDEN

The garden features a paved patio area with wooden pergola, well stocked borders with a range of mature shrubs and the remainder laid to lawn, side gate provides access to the driveway at the front of the property

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
Tel: 01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

