



9 Chestnut Square, Wellesbourne, Warwick, CV35 9QS

- Heart of the village
- Grade II listed cottage
- Beautiful kitchen - family area with bifold doors
- Spacious living room
- Cellar
- Three bedrooms
- Bathroom
- Rear garden with entertaining space
- Courtyard front and back
- EPC Rating D



£525,000

Positioned in the heart of the village a deceptively spacious accommodation combining the perfect mix of character and charm. Deceptively spacious the accommodation offers living area, open plan kitchen-dining-family, cellar, cloakroom whilst upstairs there are three bedrooms and a bathroom. Outside offers courtyard to front, courtyard accessed from kitchen, with pathway leading to a private and expansive outdoor space that must be seen to truly appreciate its offerings.

ACCOMMODATION

Accessed into hallway with door into living room boasting characterful fireplace and two windows to the front aspect. Along the hallway opens into the kitchen-dining-family space offering plenty of versatility. The kitchen is fitted with a range of wall and base units with worktop over, inset sink and drainer, eye level cooker and washing machine. A further area with larder shelves and room for a double fridge. Bi-fold doors to the courtyard garden. Door to cellar which is currently being used as an office space. From the family area there is an inner hallway to the downstairs cloakroom fitted with wc and wash hand basin with vanity unit. Space for tumble dryer. There are two staircases in this property which is in keeping with the character of this Victorian home. Stairs rising to one of the first floor landings where you will find doors into bedroom two and three. Bedroom two with wall mounted radiator, sash window to the front, fireplace and built in storage. Bedroom three with wall mounted radiator and dormer window to the side aspect. The other staircase accessed from the entrance hallway has window to rear aspect, loft hatch and leads to the primary bedroom with two sash windows to the front aspect, wall mounted radiator, built in wardrobes and cupboard. A modern jack and jill bathroom fitted with a suite comprising of P shaped bath with shower over, wc, wash hand basin with vanity unit. Heated towel rail and obscure window to rear.

OUTSIDE

The front of the property is accessed via a picket fence gate leading into patio area. To the rear of the property is the charming courtyard garden accessed via the bi-fold doors in the kitchen area, it has two walled boundaries and gated access. Exiting the courtyard and following a pathway through gated access, leading to a further garden which is a perfect entertaining space boasting open summerhouse with electric points, whilst offering the versatility to your requirements within this private and large space.

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. We have been advised that there is a right of way for the neighbour over the pathway.

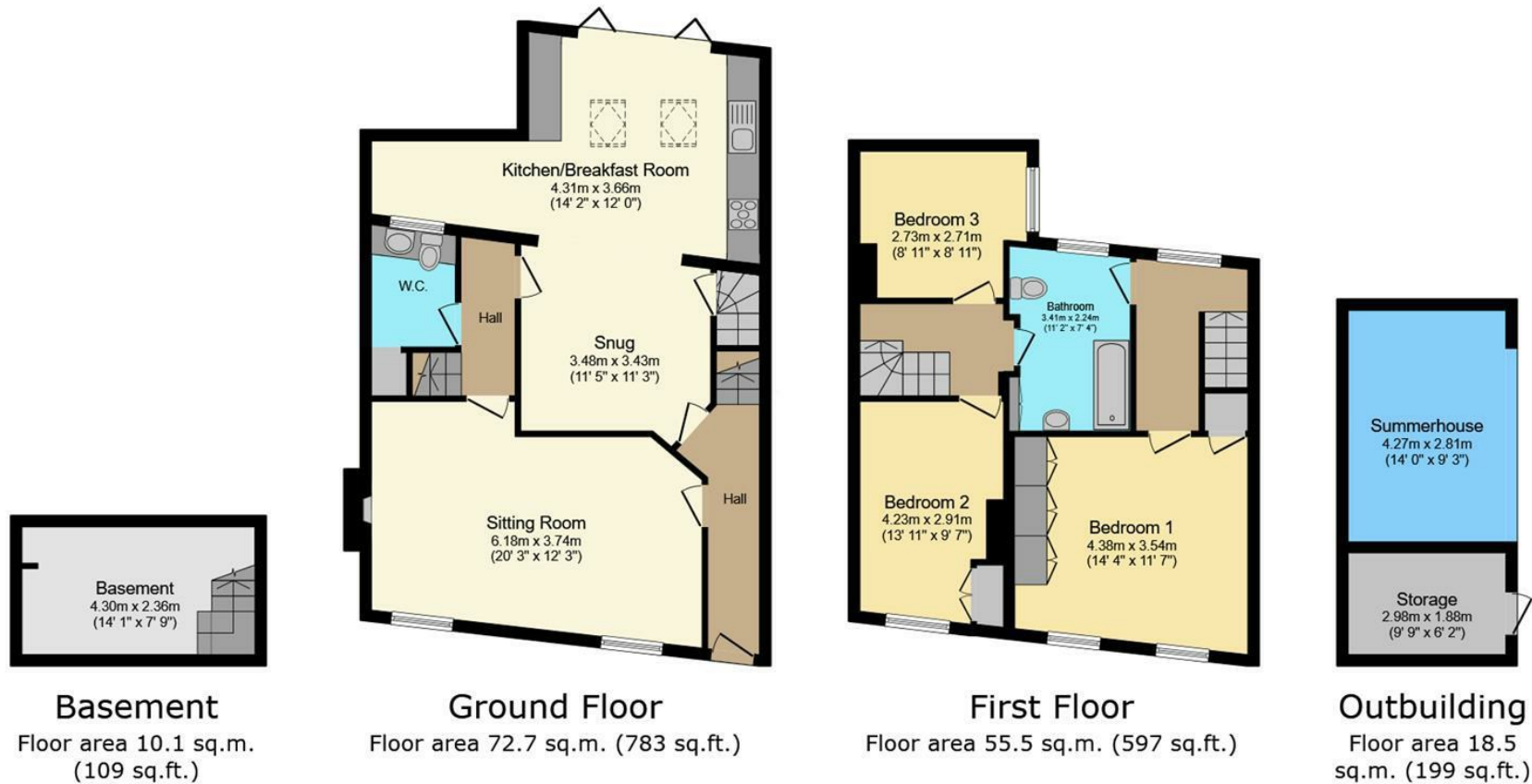
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.



9 Chestnut Square, Wellesbourne, Warwick, CV35 9QS



Total floor area: 156.8 sq.m. (1,688 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





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
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

