



MEADOW COTTAGE, WELLESBOURNE

COLEBROOK
SECCOMBES

MEADOW COTTAGE
36 CHURCH WALK
WELLESBOURNE
WARWICKSHIRE
CV35 9QT

5 miles from Stratford-upon-Avon, 7 miles to Warwick and Leamington Spa, 5 miles of Junction 15 of the M40 motorway and 6 miles to the mainline railway at Warwick

A SUBSTANTIAL DETACHED PROPERTY AT THE END OF A QUIET NO THROUGH STREET STANDING IN GARDENS AND GROUNDS OF APPROXIMATELY 1.25 ACRES

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Rear Porch
- Family Room
- Ground Floor Bedroom suite
- Principal Bedroom ensuite
- Guest Bedroom suite
- Fourth Bedroom
- Bathroom
- Private drive and outbuildings
- Gardens and paddock
- River frontage
- EPC Rating F

VIEWING STRICTLY BY APPOINTMENT
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Wellesbourne is ideally located a short distance to the South of Leamington Spa and Warwick, where transport links to London and the West Midlands are available on the M40. The mainline railway from Warwick Parkway provides regular services to London Marylebone and Birmingham.

The village offers a wide range of facilities, including: shops, post office, restaurant, public houses, café, new doctors surgery with pharmacy, two supermarkets, primary school, sports and community centre and village library. The surrounding countryside offers a wide range of outdoor pursuits, including walking, riding and cycling.

Meadow Cottage is located at the end of a quiet, charming street lined with period properties in the village Conservation area. The enviable location combines a quiet, rural outlook, within a short walk of all the village amenities. The property is understood to date back to 1837 with subsequent alterations, extensions and improvements, resulting in a substantial versatile home which has now been within the same ownership for over a quarter of a century. The accommodation is currently arranged to provide a substantial family size home, with opportunity for multi generational living with potential for a self-contained ground floor annexe with separate front door and adjoining the main house.

The gardens and grounds include carefully tended formal gardens, orchard and a paddock which reaches down to the banks of the River Dene.

GROUND FLOOR

Entrance Hall with tiled floor and staircase to first floor. **Sitting Room** double aspect to front and rear and, fireplace with ornamental hearth and mantle. **Dining Room** outlook to the front of the property, exposed wooden floor, walk-in understairs **Pantry** with window to rear, electric light and power supply. **Kitchen** double aspect to front and rear, fitted with a range of matching units to three walls including inset stainless steel sink, cupboards, drawers and integrated dishwasher. Inset stainless steel gas hob with electric oven. Matching wall cupboards, integrated fridge with separate freezer. Gas-fired Rayburn range cooker set to chimney recess.

Tiled Floor. **Inner Hall** with window and door returning to the front of the property, slate floor and access to loft space. **Utility** fitted with single worktop to one wall, inset stainless steel sink, space and plumbing for washing machine, fridge freezer and tumble dryer. Window to rear with connecting door to **Rear Porch** slate floor and glazing to two sides with door to garden. Electric light and power supply. **Family Room** triple aspect with roof lantern and wood flooring. Fitted with an L-shaped work top to two walls, including inset stainless steel sink and range of drawers and cupboards, integrated fridge and matching wall cupboards over. **Bedroom Four** with built-in wardrobes and overlooking the garden. **Wet Room** fitted with close coupled WC, pedestal wash hand basin and walk-in shower with electric shower unit. Extractor fan, window to side and towel radiator.

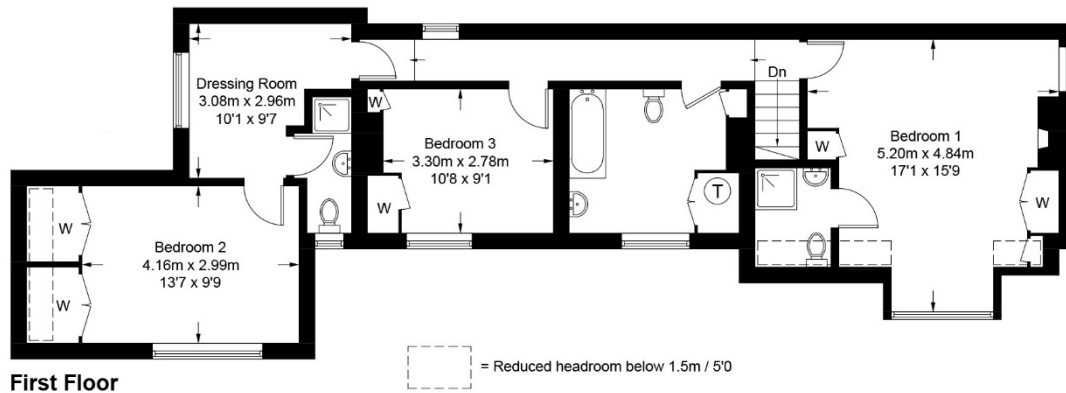
FIRST FLOOR

Landing window to rear. **Bedroom One** double aspect to front and side with range of built-in wardrobe cupboards. **Ensuite Shower Room** with close coupled WC, pedestal wash hand basin, walk-in shower, Velux window and towel radiator. **Bedroom Two** with window to front, built-in wardrobe cupboards. Access to loft. **Dressing Room** with window to side. **Shower Room** fitted with close coupled WC, wall-mounted wash hand basin, enclosed shower cubicle with electric shower and window to front. **Bedroom Three** with outlook to the front of the property and built-in cupboards. **Bathroom** fitted with panelled bath, low level WC and pedestal wash hand basin. Outlook to the front of the property, linen cupboard. Access to loft space. Built-in airing cupboard with hot water cylinder.

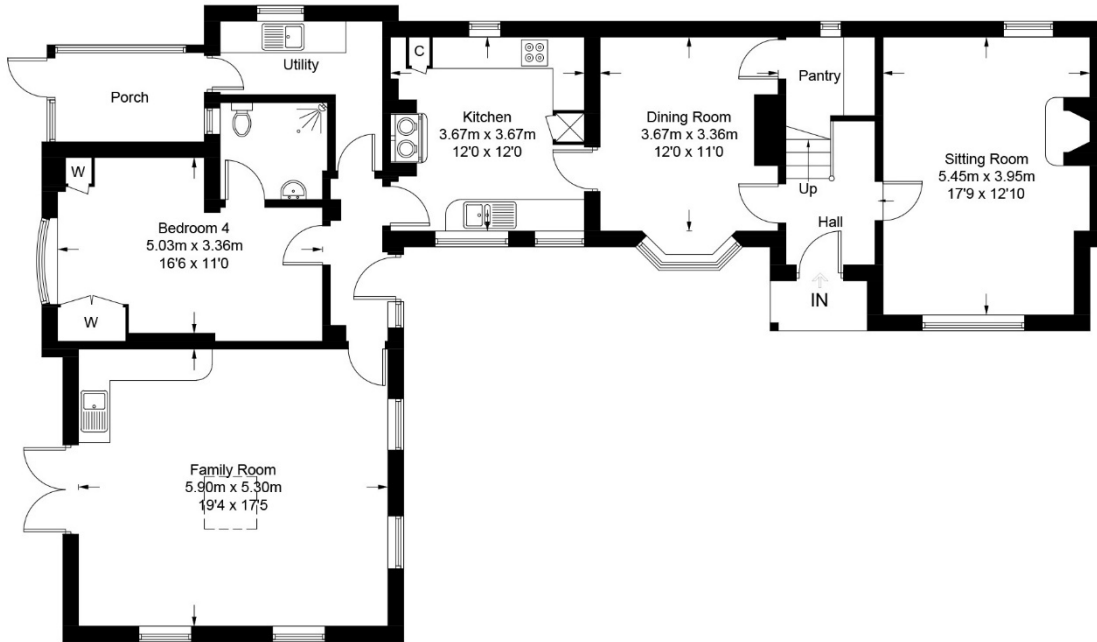
OUTSIDE

From the end of Church Walk, a private drive into Meadow Cottage provides off road parking. Wrought iron gate opens to a walled garden and the front door. The gardens, orchard and paddock lie to the front of the cottage, include a variety of fruit trees, shrubs and planting, providing rich and mature gardens. Separate vehicle access from Church Walk opens to the paddock which borders the River Dene at the far end. **Summer House, Garden Store, Sheds.**

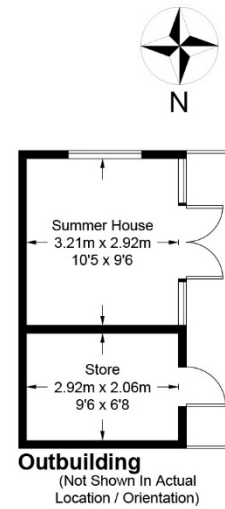




First Floor



Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 209 sq m / 2250 sq ft
 Outbuilding = 15.7 sq m / 169 sq ft
 Total = 224.7 sq m / 2419 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID965347)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas Rayburn in the Kitchen.

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 25 Potential: 86

Band: F

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

CV35 9QT

From the village centre and the Stags Head Public House, proceed North-West along Church Walk, where the property is the last house at the end of the lane on the right hand side.

What3 Words: ///required.count.footpath

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS2184/19.05.2023

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