



WELLESBOURNE

COLEBROOK
SECCOMBES

48 MOUNTFORD CLOSE WELLESBOURNE WARWICKSHIRE CV35 9QQ

5 miles to Stratford-upon-Avon
7 miles to Warwick and Leamington Spa
5 miles to Junction 15 of the M40 motorway

**A SUBSTANTIAL DETACHED
PROPERTY LOCATED IN A
QUIET STREET WITHIN EASY
WALKING DISTANCE OF
THE VILLAGE CENTRE**

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Utility
- Family Room
- Study
- Principal Bedroom ensuite
- Guest Bedroom ensuite
- Bathroom
- Two additional Bedrooms
- Large Gardens 0.22 acre
- Driveway & Garage
- EPC Rating C

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, restaurants, public houses, café, new doctors surgery with pharmacy, two supermarkets, primary school and library. The surrounding countryside offers a wide range of outdoor pursuits, with the delightful Cotswold Hills a few miles to the South.

48 Mountford Close is positioned almost exactly halfway around the close, the property comprises a substantial detached property which has been subject to various alteration and reconfiguration over the decades. Understood to have been originally constructed in 1960's the property benefits from conversion of the loft in the late 1990's and latterly extended circa 2010, resulting in a comprehensive and versatile property with bedroom and living accommodation over both floors.

With the benefit of double glazing and gas fired central heating throughout the property, the balanced accommodation can provide four reception spaces and four double bedrooms, two of which are ensuite.

The property stands in grounds of approximately 0.22 acre, including an "in and out" driveway to the front, whilst to the rear a substantial South-East facing landscaped garden is enclosed by a high level private hedge providing a private sheltered space, with outbuildings and detached garage.

GROUND FLOOR

Entrance Hall with wood flooring and staircase rising to first floor. **Sitting Room** outlook to the front of the property, feature fireplace with tiled hearth and multi fuel stove. Connecting door to **Bedroom Four** double aspect to front and side of the property and wood-effect flooring. **Family Room** with outlook to the front of the property, wood flooring and opening continuing to **Kitchen/Dining Room** with outlook and glazed double doors to rear garden. Fitted with a range of matching cream kitchen units under granite-effect worktops to three

walls. Inset ceramic 1 1/2 bowl single drainer sink with mixer tap. Range of cupboards and drawers, space and plumbing for dishwasher, space for fridge, range cooker with extractor hood over and built-in boiler cupboard. **Utility Room** with tiled floor, obscured glazed window and door to rear garden. Fitted with a single worktop to one wall with inset stainless steel single bowl single drainer sink with mixer tap. Cupboards under and matching wall cupboards over. Space and plumbing for washing machine and tumble dryer. **Bedroom One** double aspect to side and rear of the property with glazed double doors opening to rear garden. **Dressing Area** with fitted hanging rails and storage shelves. **Ensuite Bathroom** with corner shower cubicle with glazed sliding doors, panelled bath with mixer tap, wash hand basin set to vanity unit with storage under and WC with concealed system. Obscured glazed window, towel radiator, tiled floor with electric underfloor heating and extractor fan.

FIRST FLOOR

Landing with wood-effect flooring, sun tube, eaves storage cupboard plus built-in linen cupboard. **Bedroom Two** with engineered wood flooring, double aspect to front and rear of the property and built-in storage cupboards. **Ensuite Shower Room** fitted with corner shower cubicle with glazed sliding doors, close coupled WC and wash hand basin set to vanity unit with storage under. Tiled floor, obscured glazed window and extractor fan. **Bathroom** fitted with panelled bath with mixer tap and separate shower over, close coupled WC and wash hand basin unit with storage under. Tiled floor, extractor fan and obscured glazed window. **Study/Play Room** double aspect to front and rear of the property with engineered wood floor. **Bedroom Three** outlook to the rear of the property and built-in eaves storage cupboard running the full length of the room.

OUTSIDE

To the front of the property, a private in and out driveway from Mountford Close provides ample parking with ornamental flower beds, raised planters and mature hedge. **Garage Store** with double doors to front, obscured glazed window to side, electric light and power supply.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Mains Gas fired central heating. Solar domestic Hot water system.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile coverage: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band E

Energy Performance Certificate

Current: 74 Potential: 83 Band: C

Fixtures and Fittings

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

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, or significant events.

Directions

postcode: CV35 9QQ

From the village centre take the B4087 Newbold Road past the shops and then the first right into Mountford Close. Follow the road around to the right where the property will be found on the right hand side.

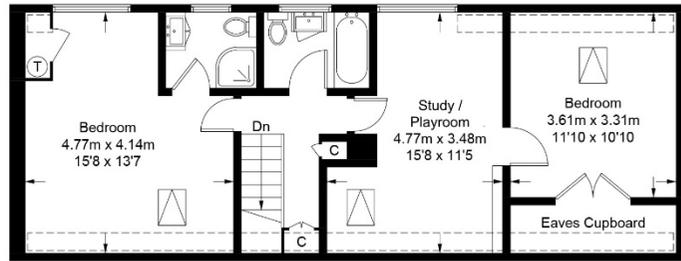
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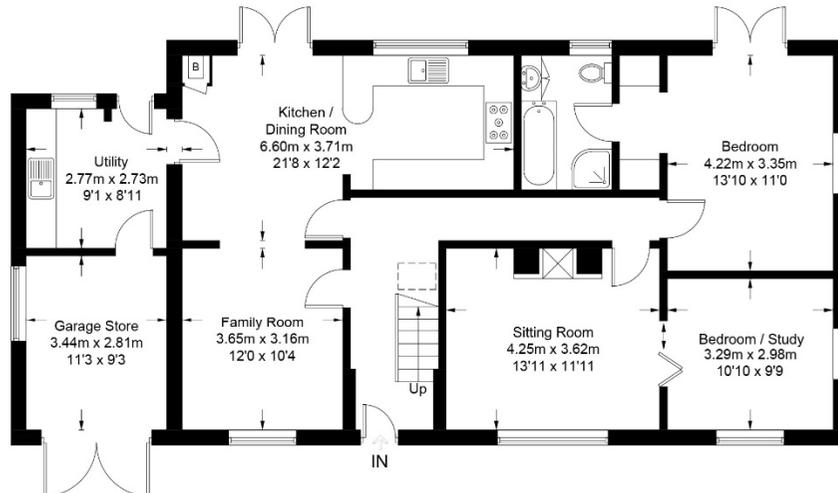
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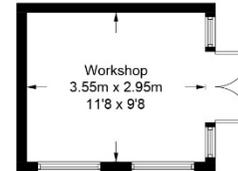
First Floor
61.5 sq m / 662 sq ft



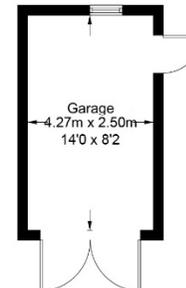
Ground Floor (Including Garage Store)
116.5 sq m / 1254 sq ft

Approximate Gross Internal Area = 178.0 sq m / 1916 sq ft
 Outbuilding = 21.1 sq m / 227 sq ft
 Total = 199.1 sq m / 2143 sq ft
 (Including Garage Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1068542)



(Not Shown In Actual Location / Orientation)



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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.

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