



Kineton Road, Wellesbourne, Warwick, CV35 9LQ
£850,000

6 4

A substantial six-bedroom family home offering exceptional space both inside and out, with expansive gardens, a self-contained annexe, detached double garage and far-reaching countryside views – ideal for modern family and multi-generational living.

Floor Area
3057 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



W [janelees.co.uk](https://www.janelees.co.uk) **T** 01789 576 065 **E** jane@janelees.co.uk

Buy Me, Sell Me Happy Houses Ltd Registered Office: Building 18, Gateway 1000, Whittle Way, Arlington Business Park, Stevenage, England, SG1 2FP
Trading address: 20a Chapel Street, Stratford-upon-Avon, England, CV37 6EP | Company Registration Number: 13086728 | Vat Number: 433396194

ico.
Information Commissioner's Office

The Property Ombudsman

- NO CHAIN
- Detached double garage with self-contained annexe above
- Far-reaching views across paddocks and open countryside
- Principal bedroom with en suite and balcony
- Large driveway parking and private, set-back position
- Five-bedrooms plus annex
- Expansive gardens with terraces and recreational areas
- Multiple reception rooms including sunroom, dining room and snug
- Home office and additional study spaces
- Peaceful rural setting within a sought-after Warwickshire village



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

