



Connells

Mountford Close
Wellesbourne Warwick



Property Description

Don't miss this rare opportunity to own a stunning, architect-designed detached dormer bungalow in the highly sought-after village of Wellesbourne. Situated in a desirable estate and just moments from local schools and amenities, this beautifully presented home offers spacious and versatile living throughout. Featuring a welcoming entrance porch, a generous kitchen/diner, a magnificent lounge with a striking cathedral ceiling, and four well-proportioned bedrooms - Including two en suites - and a further two loft bedrooms, this property provides the ideal family home. With a large rear garden and ample off-road parking, it ticks all the boxes for comfortable, modern living.

Contact us now to arrange your viewing and secure this exceptional property!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwick.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre,

dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hallway

Spacious hallway having door from the front elevation with glass side panels and double glazed window to the front elevation, radiator and leading into;

Dining Room

22' 11" x 20' 10" (6.99m x 6.35m)

Light and airy dining room offering versatile open plan living benefiting two full height double glazed windows to the rear elevation, radiator, ample space for sofas and dining table, feature spiral staircase to the first floor, glass doors to the kitchen and feature glass doors leading through to the;

Lounge

17' 11" x 17' 10" (5.46m x 5.44m)

Stunning spacious lounge with high cathedral ceilings, wood beams, four Velux windows in the ceiling, four radiators, wood effect flooring, brick feature fireplace with gas fire, two full height windows to the rear elevation and double glazed doors and windows to both sides of the room leading onto the garden decking areas;

Kitchen

Irregular Shaped Room 18' 10" MAX x 11' 10" MAX (5.74m MAX x 3.61m)

Fully fitted kitchen having a range of wall and base

units and island with complimentary work surfaces over, stainless steel one and a half bowl sink and drainer unit, built in eye-level double electric ovens, built in gas hob with stainless steel cooker hood over, integrated dish washer, radiator, spotlighting to the ceiling, space for dining table, double glazed windows to the front elevation;

Utility Room

6' 8" x 5' 11" (2.03m x 1.80m)

Useful utility room having a full height cupboard and worksurfaces, space and plumbing for a washing machine, space for a free standing tumble dryer, radiator and door leading to the side elevation;

Bathroom

Modern white bathroom suite comprising bath with a shower over and full tiling around, WC, wash hand basin with tiling to splashback, white ladder radiator and a full height double glazed obscure window to the side elevation;

Bedroom One

16' 8" MAX x 12' (5.08m MAX x 3.66m)

Double bedroom with radiator, tv point and double glazed window to the rear elevation, door leading to;

En Suite

Modern white bathroom suite comprising bath with a shower over and full tiling around, WC, wash hand basin, white ladder radiator and a full height double glazed obscure window to the side elevation;

Bedroom Two

12' 2" x 10' 3" (3.71m x 3.12m)

Double bedroom with radiator, tv point and double glazed window to the front elevation, door leading to;

En Suite

Modern white bathroom suite comprising shower cubicle with shower and full tiling around, WC, corner wash hand basin, white ladder radiator and a full height double glazed obscure window to the side elevation;

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to the front elevation and radiator;

Bedroom Four

12' 1" x 7' 7" (3.68m x 2.31m)

Double glazed window to the rear elevation and radiator;

First Floor

Gallery Landing

Spiral staircase rising from dining room to spacious, airy gallery landing with two radiators, two Velux windows, storage cupboard and doors leading to Bedrooms One and Two;

Bedroom Five/Study

12' 3" MAX x 10' MAX (3.73m MAX x 3.05m MAX)

Having a radiator and Velux window to the rear elevation;

Bedroom Six

12' MAX x 10' 7" MAX (3.66m MAX x 3.23m MAX)

Having a radiator and Velux window to the rear elevation;

Outside

Front

Large gravel driveway offering ample off road parking and some green shrubbery to the boarders

Rear Garden

Large private garden mainly laid to lawn with two decking areas for outside entertaining, timber fencing to boarders with mature shrubs and trees and two sheds.

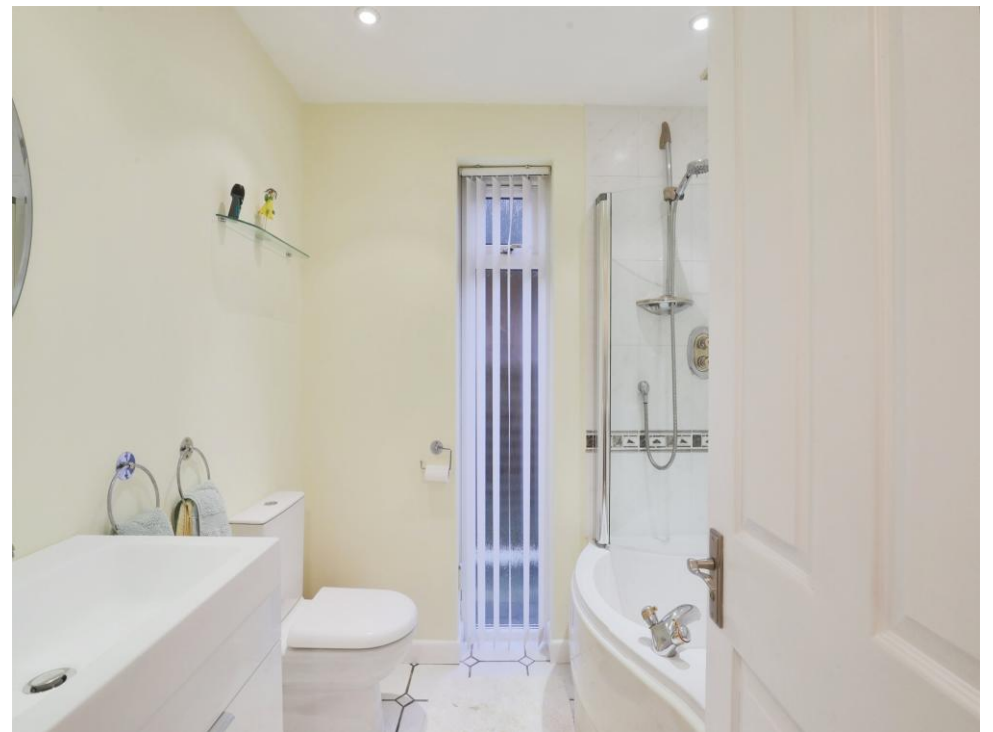
Council Tax

Local Authority: Stratford District Council

Viewings

Strictly by prior appointment via the selling agent.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103818



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103818 - 0012