



22 Huntingdon Court Lowes Lane, Wellesbourne

Offers Over **£290,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

22 Huntington Court Lowes Lane

Wellesbourne, Warwick

This well-presented three-bedroom detached home, situated in the highly sought-after village of Wellesbourne. Offering spacious and versatile accommodation throughout, this property is ideal for families, first-time buyers, or those seeking a semi-rural lifestyle with excellent connectivity.

The ground floor comprises a welcoming entrance hallway leading to a modern and stylish kitchen/dining room, fitted with high-gloss units, quartz work surfaces, and a central island breakfast bar, which is perfect for both everyday living and entertaining. The kitchen also benefits from integrated appliances, space for a Rangemaster-style cooker, and direct access to the rear garden. A convenient cloakroom/WC completes the ground floor.

To the first floor, the property offers a generous and bright lounge, creating a comfortable living space with a pleasant outlook to the front. There are three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom fitted with a modern white suite and shower over bath.





Externally, the property benefits from off-road parking to the front, accessed via a driveway leading to a block-paved area. To the rear, there is a private enclosed garden, mainly laid to lawn with a paved patio area, pergola, mature shrubs and trees. Additional features include a timber storage shed, and external power and water supply. Please note that the property does not include the garages in the external photos.

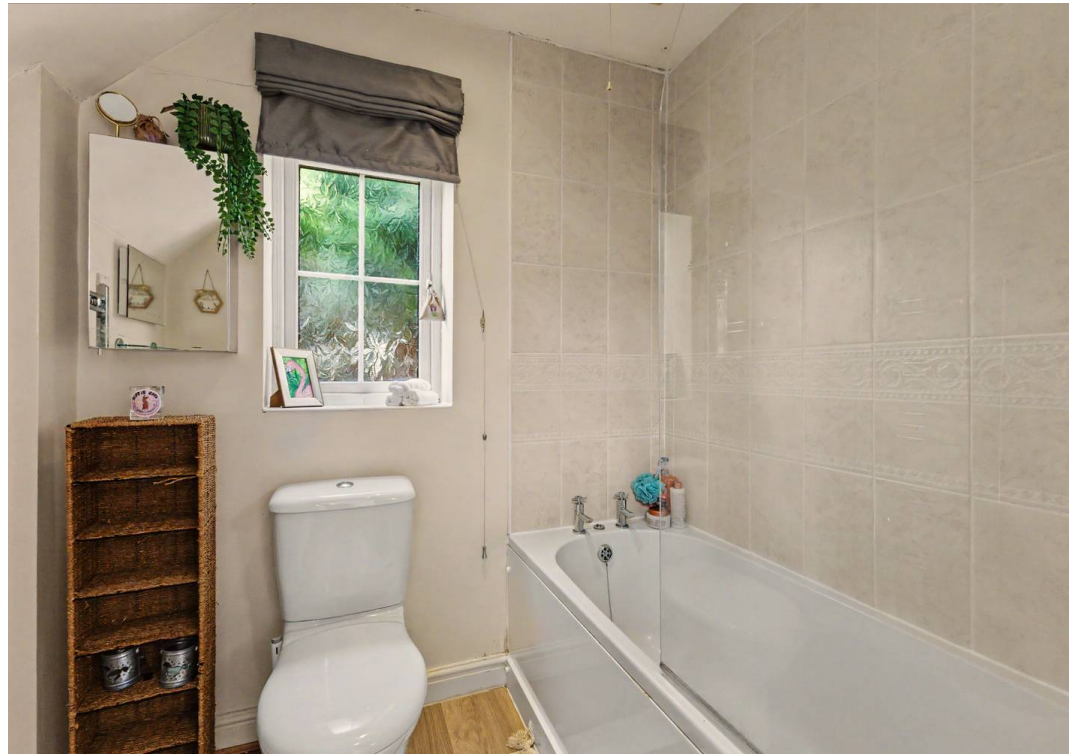
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

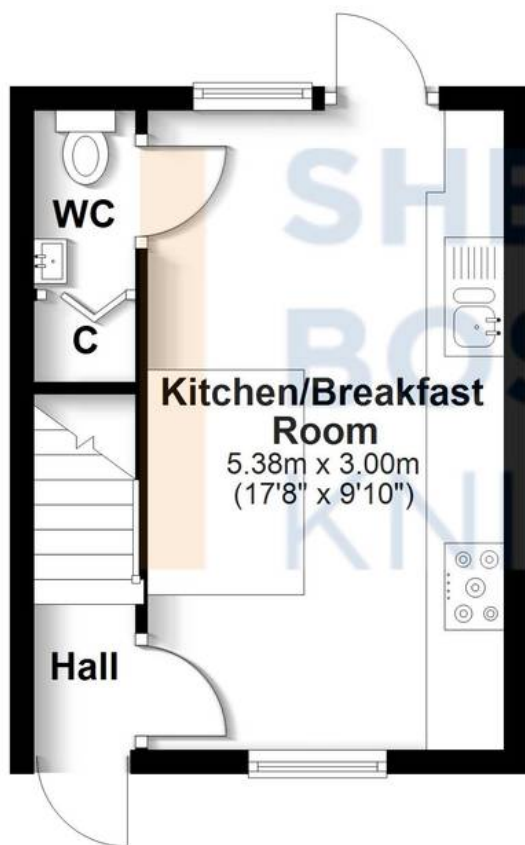
EPC Environmental Impact Rating: D

Wellesbourne is a popular and thriving village set within South Warwickshire, offering an excellent range of local amenities including shops, supermarkets, a medical centre, school, and leisure facilities. The area combines peaceful countryside surroundings with convenient access to nearby towns such as Stratford-upon-Avon, Warwick, and Leamington Spa. The M40 motorway (J15) is within easy reach, providing excellent transport links to Birmingham, London, and beyond.



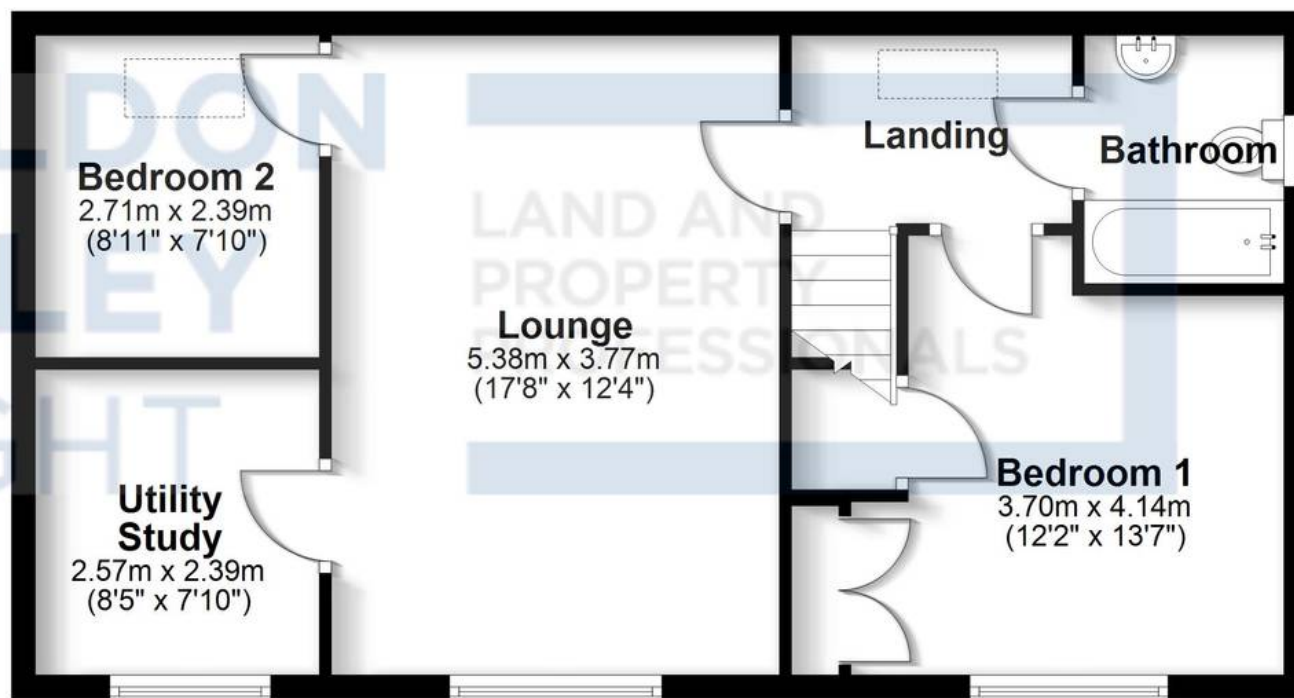
Ground Floor

Approx. 21.3 sq. metres (229.0 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.