



Connells

Bridge Street
Wellesbourne Warwick



Property Description

A well-presented four-bedroom family home offering a blend of character and modern living.

The property is entered via a welcoming entrance hall leading to a bright lounge with bay window and feature log burner, and a well-equipped kitchen, a dining room with bi-fold doors opens onto the garden, creating an ideal space for entertaining, along with a useful utility area and cloakroom.

Upstairs, there are four good-sized bedrooms, including a principal bedroom with rear outlook, and a family bathroom.

Externally, the property is set back from the road, with an enclosed rear garden mainly laid to lawn and a paved patio area ideal for outdoor dining.

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 Warwickshire.

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 Hall

An elegant and welcoming entrance hall from the front elevation, beautifully appointed with patterned quarry floor tiling and a radiator, featuring a staircase rising to the first floor and a useful understairs storage cupboard, with doors leading through to the lounge and kitchen

Lounge

A beautifully presented lounge featuring a bay window to the front elevation, complemented by a radiator and a striking feature brick

fireplace inset with a log burning stove.

Kitchen

A well-appointed kitchen fitted with a range of matching wall and base units, complemented by coordinating work surfaces. Featuring an inset one-and-a-half bowl stainless steel sink and drainer with tiled splashbacks, along with an undercounter oven, gas hob and extractor above. There is ample space and plumbing for a dishwasher, washing machine, tumble dryer and fridge freezer. The space is enhanced by ceiling downlighters and a double glazed window overlooking the rear and side elevations with an additional door leading through to the dining room."

Dining Room

A well-proportioned dining room featuring a radiator and bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living. A door provides access through to the utility area.

Utility Area

A practical utility area housing the wall-mounted central heating boiler, complete with a coat rack, loft hatch and additional storage space, and providing access through to the cloakroom.

Cloakroom

Fitted with a low-level WC and wash hand basin, complemented by a window to the rear elevation providing natural light and ventilation.

First Floor

Landing

A bright first floor landing featuring a radiator and loft access, with doors leading through to all bedrooms and the family bathroom.

Bedroom One

Having double glazed window to rear elevation and radiator.

Bedroom Two

Having double glazed bay window to front elevation and radiator.

Bedroom Three

Having double glazed window to front elevation and radiator.

Bedroom Four

Having double glazed window to rear elevation, radiator and fitted wardrobes.

Bathroom

A stylish family bathroom, partly tiled and fitted with a panelled bath with shower over, a low-level WC with concealed cistern, and a wash hand basin set within a contemporary vanity unit. Further enhanced by ceiling downlighters, an extractor fan, and a chrome heated towel rail.

Outside

Front

The property is set back from the road, with a small step leading up to the front entrance, creating a welcoming approach.

Rear Garden

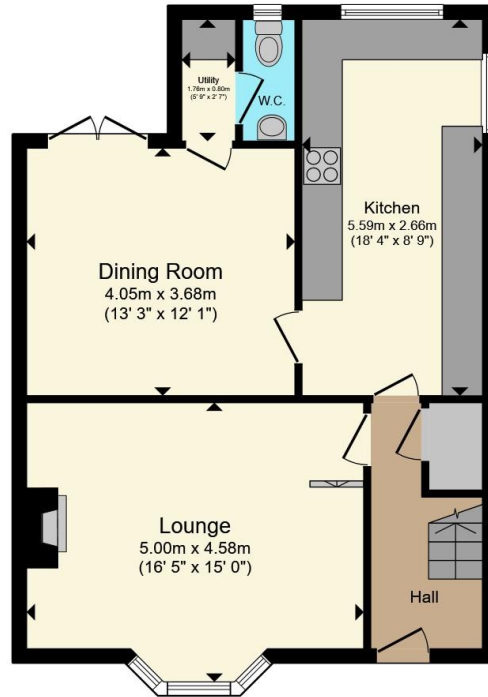
The rear garden is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining, and is attractively enclosed by a combination of brick walling and fencing.

Council Tax

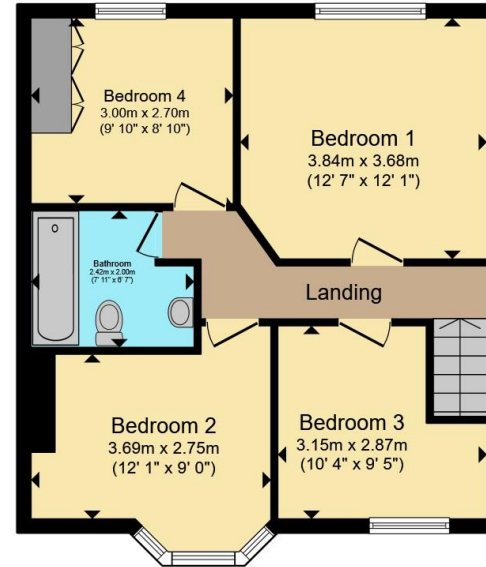








Ground Floor



First Floor

Total floor area 110.6 m² (1,190 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Bridge Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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