Connells

Hammond Green
Wellesbourne Warwick

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Wellesbourne Warwick CV35 9EY

for sale

£450,000

Property Description

This beautifully presented and generously proportioned detached family home is situated in the highly sought-after village of Wellesbourne, offering an ideal blend of modern comfort and practical living. Set within a popular residential location, the property provides well-planned accommodation across two floors, making it perfectly suited to growing families or those seeking versatile living space.

The ground floor features a welcoming entrance hall, a convenient cloakroom, a spacious lounge, a dedicated dining room, a modern fitted kitchen with utility area and a bright conservatory that enhances the flow of natural light throughout the home. Upstairs, there are four well-appointed bedrooms, including a principal bedroom with its own en-suite shower room, along with a contemporary family bathroom.

Outside, the property benefits from a neatly maintained frontage, driveway parking, an integral garage and an enclosed rear garden offering a mix of lawn, patio and planting—ideal for outdoor dining and relaxation.

This is a superb opportunity to acquire a move-in-ready family home in a thriving village with excellent local amenities, schools and transport links.

Contact us today to arrange your viewing.

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

A generous and welcoming entrance hall featuring a radiator, with doors leading to the cloakroom, lounge and kitchen, along with an internal personnel door providing direct access to the garage.

Kitchen

A stylish modern kitchen fitted with a range of wall and base units, complemented by attractive work surfaces. Features include a one-and-a-half bowl sink with drainer and a double-glazed window overlooking the front elevation. Integrated appliances comprise an electric oven with gas hob and extractor hood, with additional space and plumbing for a dishwasher and space for a

fridge/freezer. The room also offers a radiator, ample space for a breakfast table, and an open archway leading through to the utility area.

Utility Area

A practical utility space fitted with matching wall and base units, complete with work surface and an inset sink with drainer. There is space and plumbing for a washing machine, radiator along with a door providing access to the side elevation.

Cloakroom

Fitted with a white suite comprising a low-level WC and wash hand basin with tiled splashback, complemented by an extractor fan and radiator.

Lounge

A bright and inviting reception room featuring a central fire surround and hearth, along with a useful under-stairs storage cupboard. Double doors open through to the dining room, with a further set of double doors leading into the conservatory, creating a seamless flow of space ideal for both everyday living and entertaining

Dining Room

A well-proportioned dining space featuring a radiator and a double-glazed window overlooking the rear elevation, offering a pleasant outlook and plenty of natural light

Conservatory

A bright and airy brick-and-uPVC conservatory fitted with blinds, offering an inviting additional living space. French doors open to the side elevation, providing direct access to the garden and creating a seamless indoor–outdoor feel.

First Floor

Landing

A spacious landing area featuring a radiator and a double-glazed window to the side elevation, offering natural light. There is access to the loft and an airing cupboard, with doors leading to all bedrooms and the family bathroom.

Bedroom One

A well-appointed principal bedroom featuring a double-glazed window to the front elevation, fitted wardrobes providing ample storage, and a radiator. A door leads through to the en-suite.

En-Suite

A smart, partly tiled en-suite fitted with a white suite comprising a wash hand basin, low-level WC and a walk-in shower enclosure with electric shower. Additional features include a radiator, shaver point and an obscure double-glazed window to the side elevation for privacy and natural light.

Bedroom Two

A comfortable double bedroom featuring fitted wardrobes, a radiator, and a double-glazed window to the front elevation.

Bedroom Three

A well-presented bedroom featuring fitted wardrobes, a radiator, and a double-glazed window overlooking the rear elevation.

Bedroom Four

A bright single bedroom featuring a radiator and a double-glazed window overlooking the rear elevation.

Bathroom

A partly tiled family bathroom fitted with a white suite comprising a WC, wash hand basin and a bath with shower attachment. Additional features include a radiator, shaver point and an obscure double-glazed window to the rear elevation, providing privacy while allowing natural light.

Outside

Front

A neatly presented frontage featuring a lawned foregarden with mature hedging, a driveway positioned in front of the garage, and access leading through to the rear garden.

Garage

An integral garage fitted with an up-and-over door, complete with power and lighting

Rear Garden

An enclosed rear garden offering a paved patio area ideal for outdoor seating, with a partly lawned section and well-established planted borders. Timber fencing defines the boundaries, and a

Ground Floor

First Floor

Total floor area 124.2 m² (1,337 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

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EPC Rating: D

Council Tax
Band: E

Tenure: Freehold

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