



**Connells**

Dovehouse Drive  
Wellesbourne Warwick



### Property Description

Connells are delighted to present this beautifully maintained two-bedroom bungalow, ideally situated in the popular village of Wellesbourne.

The accommodation includes a welcoming entrance hall, a well-appointed kitchen, a spacious lounge and contemporary shower room.

Externally, the property benefits from a generous enclosed rear garden, along with a driveway providing ample off-road parking and access to the garage.

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 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 Hall

A side-elevation entrance door opens into a welcoming hallway featuring tiled flooring, underfloor heating which continues through to kitchen, ceiling downlighters, a radiator, and a generous built-in storage cupboard. Doors lead through to the lounge, kitchen, both bedrooms, and the shower room

### Shower Room

A shower room finished with modern white fittings, featuring tiling to both the walls and flooring. The suite includes a WC and a wash-hand basin set within a vanity unit, complemented by ceiling downlighters, an extractor fan, a chrome ladder-style towel radiator, a shower cubicle, and an obscure double-glazed side window. A wall-mounted mirror with an integrated light feature provides a stylish and practical finishing touch.

## Sitting Room

A bright and airy reception space featuring a modern vertical wall-mounted radiator, tiled flooring and French doors opening onto the rear garden,

## Kitchen

A modern, fully fitted kitchen offering a range of wall and base units with complementary work surfaces. Features include a one-and-a-half bowl sink with drainer, space and plumbing for a washing machine, dishwasher, oven, under-counter fridge and freezer. The room is finished with tiled splashback areas, tiled flooring with underfloor heating, ceiling downlighters, a double-glazed window overlooking the rear elevation, and a door providing access to the side of the property.

## Bedroom One

A well-proportioned double bedroom featuring a radiator, built-in storage cupboard, central ceiling light unit with ceiling fan feature and a double-glazed bay window to the front elevation.

## Bedroom Two

Having radiator and double glazed window to front elevation:

## Outside

### Front

The property enjoys a lawned foregarden and a generous side driveway providing tandem-style parking for multiple vehicles, leading up to the garage.

### Garage

Having up and over door, power and light.

## Rear Garden

A generous rear garden, mainly laid to lawn with well-established planted borders, mature trees and shrubs. A decked patio area provides an ideal space for outdoor entertaining, while timber fencing encloses the boundaries and a gate offers access to the driveway.

## Council Tax

Local Authority: Stratford District Council

Council tax band : C

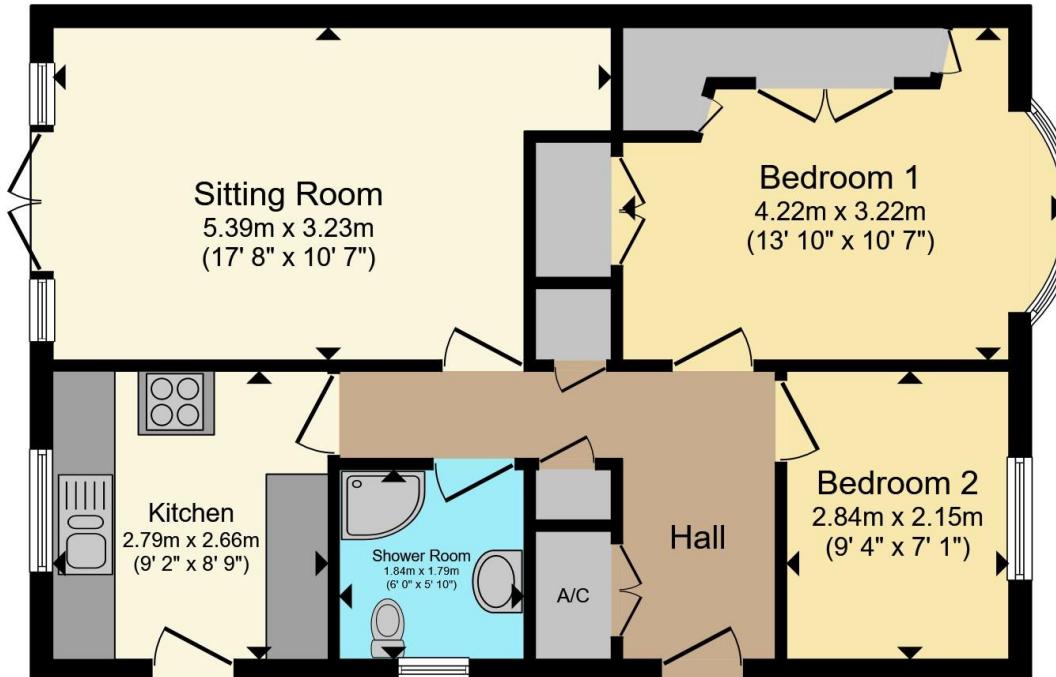
## Viewings

Strictly by prior appointment via the selling agent.









**Floor Plan**

Total floor area 57.2 m<sup>2</sup> (615 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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Bridge Street  
 WELLESBOURNE CV35 9QP

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104102](http://connells.co.uk/Property/WBE104102)**



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Property Ref: WBE104102 - 0004