



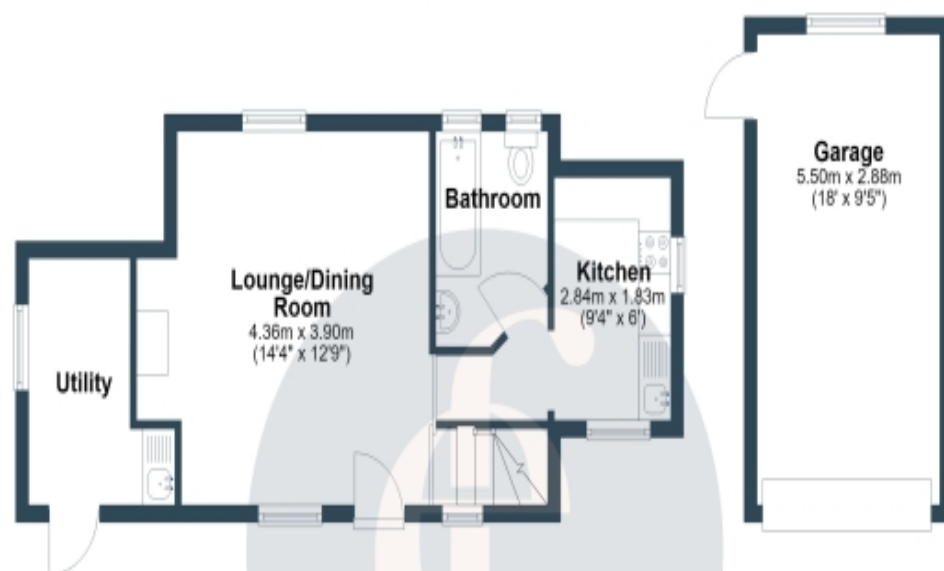
Church Walk, Wellesbourne, Warwick, CV35 9QT

Guide Price £325,000



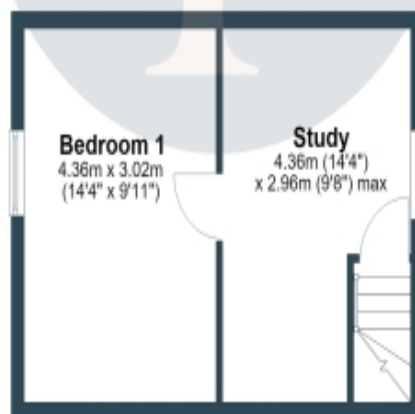
Ground Floor

Main area: approx. 36.2 sq. metres (389.6 sq. feet)
Plus garage, approx. 15.8 sq. metres (170.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



Main area: Approx. 62.7 sq. metres (674.9 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.2 sq. feet)

A beautifully appointed two-bedroom cottage nestled in the older, highly regarded part of Wellesbourne.

This charming Grade II listed thatched cottage, believed to date back to the 17th century, is located in an enviable position in the heart of old Wellesbourne just a moment from excellent footpaths along the River Dene and open countryside for exploring Warwickshire.

Wellesbourne has a lovely village centre with an array of shops, hairdressers, bakeries, chip shops, pubs and restaurants. The home is well located for the towns of Leamington Spa, Warwick, and Stratford-upon-Avon, and particularly good for commuters who need to access JLR the M40 and A46,

This cottage is charming from top to toe, with a huge amount of character, and a secret cottage-style private garden. It is clear that the current owner has lovingly maintained, thoughtfully improved, and invested in "The Little Cottage" since they took ownership in 2021. Creating a home to be proud of, one that once you kick off your shoes and arrive home from a busy day, you will not want to leave. The log burner will hypnotise you whilst you curl up on the sofa and enjoy a cosy night in.

The cottage and gardens are versatile to the seasons, enjoying the accommodation throughout the winter evenings and the summer days, complemented with the well-stocked, pretty private secret garden.

On arrival at the cottage, you can park in your detached garage or on your driveway before walking through your gated pathway to your detached timber cottage.

Access the sitting room through the stable door, with original features including beams, a bread oven and wine cellar! Grab the cheese, and you're set!

The main focal point of this beautiful room is the inglenook fireplace fitted with a gas log burner that you could be mistaken for thinking is a real flame.

The room enjoys a dual aspect and a Limestone floor with underfloor heating, newly laid since ownership.

The kitchen is perfectly compact, offering all you need by way of wall and base units with space for your cooker, freezer, and fridge.

The bathroom is positioned on the ground floor and boasts a white suite with low-level w.c, wash hand basin, and bath with shower over.

Upstairs is the master bedroom with a cosy charm, and is accessed via a versatile occasional bedroom or WFH generous WFH study space.

Outside is a useful brick outbuilding, ideal as a utility, housing the gas boiler and offering space and plumbing for a washing machine and tumble dryer. There is also a useful gardener outside W.C!

The garden is the jewel in the crown, paved, with mature planted borders, a true cottage style garden with a huge amount of privacy and pretty colours. There is a patio socialising area to enjoy a glass in the sun!

The garage has electric and has a remote up-and-over door and an EV car charger. The driveway offers further parking for one car.

Viewing is an absolute must to appreciate this unique, charming detached cottage.

The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, and is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). Wellesbourne has excellent facilities for shopping and schooling with primary and junior schools in the village and secondary education at Kineton, Warwick, Leamington and Stratford. It enjoys a number of cafes, restaurants and pubs, as well as an extensive range of social, sporting and cultural activities.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk