



Connells

Blenheim Walk
Wellesbourne Warwick



Property Description

This well-presented family home offers spacious and versatile accommodation arranged over two floors, ideal for modern living. The property is entered via an enclosed entrance porch leading into a welcoming hallway with access to a ground-floor WC. The generous lounge features a focal fireplace and opens through to the dining room, creating an excellent space for everyday living and entertaining. French doors lead from the lounge into a conservatory, providing additional reception space with access to the garden and garage. The well-appointed kitchen offers ample storage and work surface space, benefits from a serving hatch to the dining room, and provides access to the side of the property. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a family bathroom.

Externally, the property benefits from a generous block-paved driveway providing off-road parking and an enclosed rear garden mainly laid to lawn with a paved patio area ideal for outdoor entertaining, mature planted beds, access to the front of the property, and a door leading directly into the garage, which benefits from power and lighting.

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 Porch -The property is entered via a brick and glazed entrance porch, offering a practical storage area with an internal door leading through to the entrance hallway.

Entrance Hallway - A welcoming entrance hall with stairs rising to the first floor, a built-in storage cupboard, and access to the WC and lounge.

Cloakroom - Fitted with a low-level WC and wash hand basin with tiled splashback, also featuring an extractor fan and an obscure double-glazed side window to the garage.

Lounge - A well-proportioned lounge featuring a focal fireplace housing an electric fire, an understairs storage cupboard, and an archway leading through to the dining room. The room further benefits from a glazed door into the kitchen, a double-glazed window to the rear elevation, and French doors opening into the conservatory.

Kitchen - A well-appointed kitchen featuring a range of matching wall and base units with complementary work surfaces. The space includes an inset stainless steel sink with mixer tap beneath a front-facing double-glazed window, tiled splashbacks, and a serving hatch through to the dining room. Further features include an integrated electric oven with gas hob and extractor hood, plumbing for a washing machine, a boiler cupboard, stone floor tiles, and a partly glazed door opening to the side elevation.

Dining Room - A bright dining room enjoying double-glazed windows overlooking the rear elevation.

Conservatory - Constructed of brick and uPVC, the conservatory offers access to the garden via an external door and also benefits from an internal door leading into the garage.

First Floor

Landing - A first-floor landing with doors leading to all bedrooms and the bathroom, together with access to the loft via a hatch.

Bedroom One - A generous principal bedroom benefiting from a built-in storage cupboard, two rear-facing double-glazed windows, and direct access to the en-suite.

En-Suite - A modern, partly tiled en-suite fitted with a low-level WC, wash hand basin, and a walk-in shower cubicle, with an obscure double-glazed window to the rear elevation

Bedroom Two - A well-proportioned second bedroom featuring a built-in storage cupboard and a front-facing double-glazed window.

Bedroom Three - Bedroom Three features a built-in storage cupboard and a double-glazed window to the front elevation.

Bathroom - A partly tiled family bathroom featuring a low-level WC, wash hand basin and bath, with an obscure double-glazed window to the side elevation providing natural light.

Outside Front

The property benefits from a generous block-paved driveway to the front, offering ample off-road parking and access through to the rear garden.

Garage

The garage is fitted with an up-and-over door and benefits from power and lighting, along with plumbing for a fridge freezer.

Rear Garden

The enclosed rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor entertaining. The garden is further enhanced by planted flower beds with a variety of mature plants and shrubs and also benefits from access to the front of the property and a door providing direct access into the garage.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Council Tax

Local Authority: Stratford District Council
Band 'E'

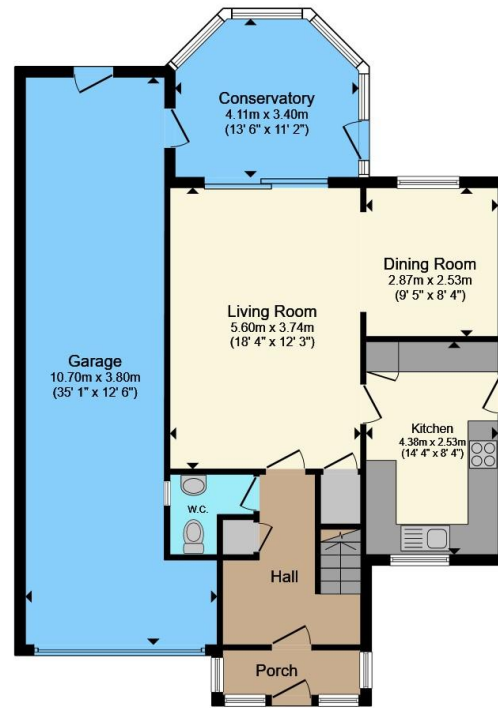
Viewings

Viewings strictly via appointment with the selling agent only.

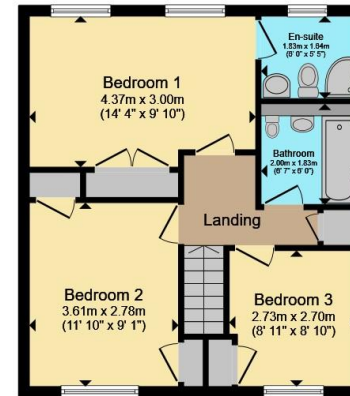








Ground Floor



First Floor

Total floor area 148.0 m² (1,593 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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