



Connells

Hammond Green
Wellesbourne Warwick



Property Description

Positioned at the end of a peaceful cul-de-sac and centred around a well-kept communal green, this well-presented four-bedroom townhouse is offered with no chain and provides spacious, versatile accommodation over three floors. The ground floor features a welcoming hallway, a generous kitchen/diner, a useful conservatory, and a cloakroom/shower room.

The first floor offers a bright lounge/study with Juliet balcony along with a well-proportioned double bedroom, while the top floor provides three further bedrooms, including a main bedroom with en-suite, plus a family bathroom.

Outside, the property enjoys a low-maintenance rear garden with side access. To the front, a block-paved driveway provides off-road parking.

A flexible and comfortable home in a desirable cul-de-sac setting.

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.

Recessed Porch - Featuring a useful storage cupboard and a metal front door with obscure glass panels, providing access into the entrance hallway.

Entrance Hall - With stairs rising to the first floor, the entrance hall offers an open under-stairs storage area, wood effect flooring, radiator, storage cupboard, stairs leading to first floor and doors leading to the kitchen/diner, conservatory, and cloakroom

Cloakroom/Shower Room - A stylishly appointed suite featuring a white low-level WC, pedestal wash hand basin, and shower cubicle fitted with an electric shower. The space is enhanced by a chrome heated towel ladder, sleek recessed downlights, and an extractor fan. An obscure double-glazed window to the rear provides natural light while ensuring complete privacy.

Kitchen/Dining Room - Designed with entertaining in mind, this impressive space features a range of cream-fronted wall and base units complemented by a distinctive crackle-glazed effect work surface. An inset ceramic sink with drainer and mixer tap sits within the preparation area, and the kitchen includes an integrated washing machine and dishwasher for added convenience. There are

dedicated spaces for a range cooker with cooker hood above and a fridge freezer. A useful larder cupboard offers additional storage, and there is ample room for a dining table and chairs, creating an ideal setting for family meals and social gatherings. The room also houses the wall-mounted central heating boiler and benefits from two cast iron radiators, TV aerial and telephone points, and a double-glazed window to the front elevation. A door leads through to the conservatory.

Conservatory - A superb addition to the home, this bright and versatile space is of UPVC construction and enjoys a pleasant outlook over the garden. Features include a ceiling light and fan unit, electric radiator, and doors providing access to both the hall and the garden.

First Floor

Landing - With stairs rising from the ground-floor hallway and continuing up to the second floor, this central landing provides access to Bedroom Two and to the lounge/study.

Lounge/Study - This attractive L-shaped room features a coved ceiling and a charming feature fireplace with marble inset and hearth, creating an inviting focal point. The space is enhanced by two radiators, a TV aerial point, and both a double-glazed front window and double-glazed patio doors opening onto a Juliet balcony, providing excellent natural light and a delightful outlook.

Bedroom Two - A beautifully light room featuring the delightful addition of a Juliet balcony with double-glazed doors overlooking the rear garden. Further features include downlights, a radiator, and an additional double-glazed rear window, ensuring an abundance of natural light throughout.

Second Floor

Landing - With stairs rising from the first floor, this landing provides access to the loft space and features an airing cupboard housing the hot water tank. A radiator adds warmth, and doors lead through to the bathroom and the bedrooms

Bedroom One - A well-appointed double bedroom featuring fitted wardrobes, a TV aerial point, radiator, and a double-glazed window to the front

elevation. A door leads through to the en-suite.

En Suite - Stylishly appointed with a white suite comprising a low-level WC, pedestal wash hand basin with shaver point, and a fully enclosed shower cubicle. The space is finished with tiling to splash areas, recessed downlights, and an extractor fan.

Bedroom Three - A bright room featuring a radiator and a double-glazed window to the rear, offering a pleasant outlook.

Bedroom Four - A bright and well-proportioned room featuring a radiator and a double-glazed window to the rear, enjoying a pleasant outlook.

Bathroom - Beautifully fitted with a white suite comprising a low-level WC, pedestal wash hand basin, and a bath with mixer tap and shower attachment over. The room is finished with tiling to splash areas, a shaver point, extractor fan, radiator, and an obscure double-glazed window to the front elevation providing natural light and privacy.

Outside

Front - A block-paved driveway provides off-road parking to the front of the property. A gated side entrance leads into a useful 'lean-to' area, which in turn gives access to the rear garden.

Rear Garden - Thoughtfully landscaped for low-maintenance living, the garden is paved and bordered by timber fencing, along with well-kept shrub and flower borders. Additional benefits include a garden shed, external cold water tap, and a side access gate leading to the front.

Agents Note

We believe there to be an annual service charge payable to the management Company of approximately £100, however this will need to be verified by your Conveyancer.

Council Tax

Local Authority: Stratford District Council

Band E

Viewings

Strictly by prior appointment via the selling agent.









Total floor area 141.2 m² (1,520 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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D Council Tax Band: E

Tenure: Freehold

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