

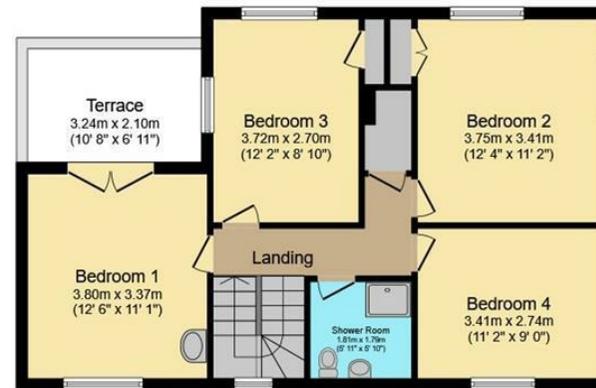
Peter Clarke



Rose Cottage, 11 Church Walk, Wellesbourne, Warwickshire, CV35 9QT



**Ground Floor**



**First Floor**

Total floor area 163.6 m<sup>2</sup> (1,761 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- Detached House
- Kitchen/Breakfast Room
- Three Reception Rooms
- Four Bedrooms
- Driveway
- Enclosed Rear Garden
- Separate Paddock
- Upstairs and Downstairs Bathroom
- Located In A Conservation Area
- Centrally Located To Village Amenties



£580,000

#### ENTRANCE HALL

Door into the entrance with useful understairs storage. Wall mounted radiator and tiled flooring.

#### LIVING ROOM

Door leading into large living area with window to front aspect as well as patio doors into rear garden. Featured with an open fireplace with wooden mantel. Two wall mounted radiators and tiled flooring.

#### STUDY / SNUG / RECEPTION ROOM

A second reception space with window to rear aspect. Wall mounted radiator.

#### DINING ROOM

Window to front aspect, wall mounted radiator and tiled flooring. Leading through into:

#### UTILITY AREA

Door into utility area fitted with worktop with inset stainless steel sink and drainer. Door into useful storage cupboard.

#### BATHROOM

The downstairs bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin.

#### KITCHEN

The kitchen is fitted with a range of wall and base units with granite worktop over and boasting central island with inset Neff four burner hob and wok burner. Integrated eye level double oven, inset stainless steel sink and drainer, space for American fridge-freezer and space for dishwasher. Wall mounted radiator, tiled flooring with velux skylight. Patio doors leading out into rear garden.







#### STUDY / SNUG / RECEPTION ROOM

A further reception room leading from the kitchen offers further flexibility. Window to front aspect.

#### BEDROOM ONE

Window to front aspect, radiator, vanity base unit and French doors leading out onto balcony area which overlooks rear gardens.

#### BEDROOM TWO

Window to side and rear aspect. Wall mounted radiator and built in wardrobe.

#### BEDROOM THREE

Window to side and rear aspect. Built in wardrobe and wall mounted radiator.

#### BEDROOM FOUR

Window to front aspect and wall mounted radiator.

#### SHOWER ROOM

Fitted with shower cubicle, wc and wash hand basin. Wall mounted radiator, shaver point and obscure window to front aspect.

#### OUTSIDE

The rear garden is mainly laid to lawn with planted borders and patio area running the width of the house. Side gate access. Benefiting an outbuilding which is perfect for all your garden tools and furniture. The property also boasts a separate paddock (0.39 acres)

To the front of the property there is block paved driveway with space for multiple cars.



## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

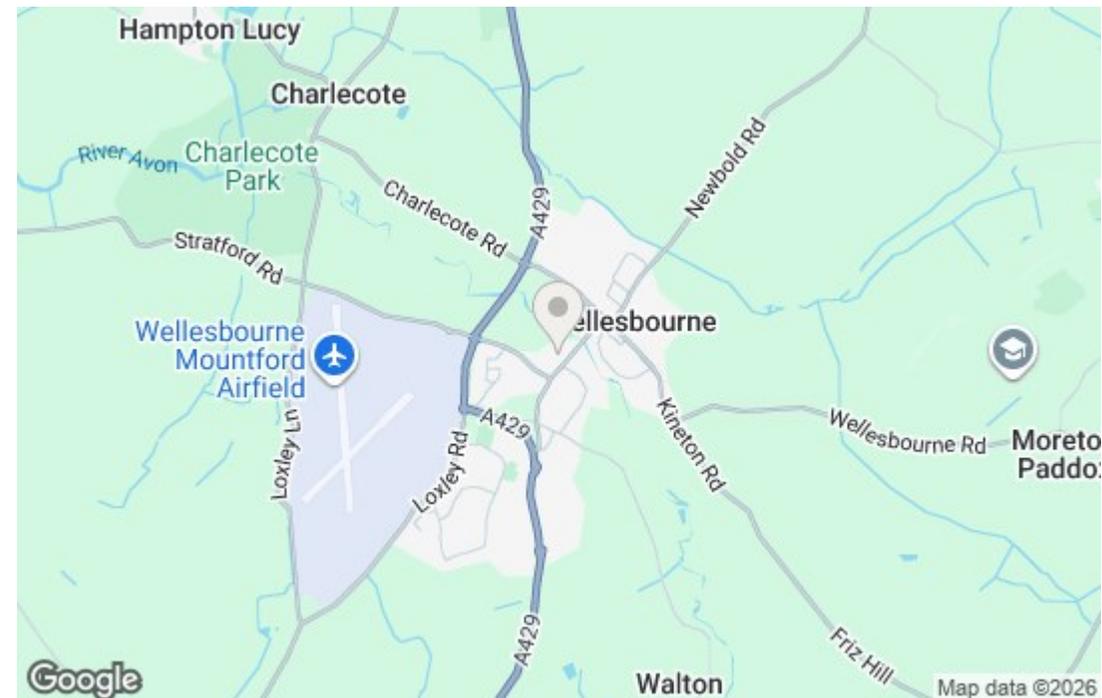
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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