



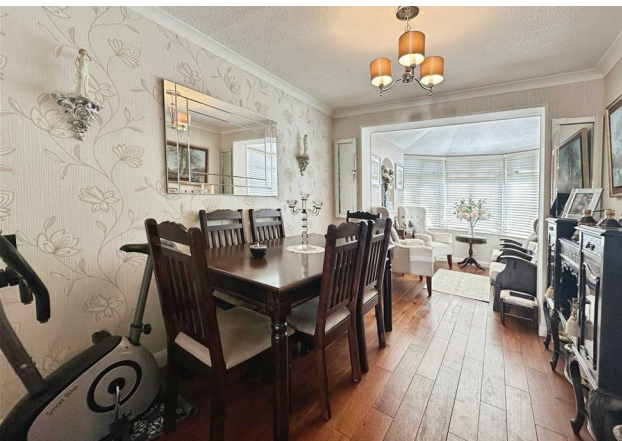
PEMBROKE GARDENS, WELLESBOURNE

complete ●●●
SALES & LETTINGS





An extended 1985 Link-detached family home, quietly positioned in the heart of the ever-popular village of Wellesbourne. This spacious and well-maintained property comprises an entrance hall, guest WC, a bright bay-fronted living room, a formal dining room, a garden room with views over the rear garden, and a well-equipped kitchen. Upstairs offers three generously sized bedrooms and a modern family bathroom. Outside, the home boasts a private south-facing rear garden ideal for relaxing or entertaining, off-road parking to the front, and an adjoining garage. This property is offered with no onward chain. Wellesbourne benefits from excellent local amenities, a selection of schools, parks, and the well-known Wellesbourne market, making it a fantastic village for family living.



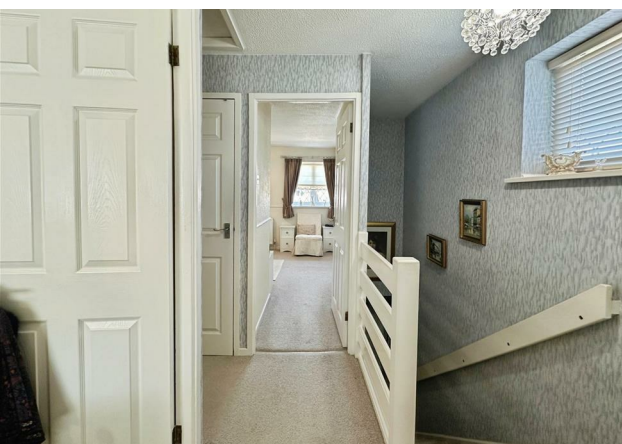
It's in the details...

Entrance Hall

A uPVC double glazed entrance door leads into the hallway, which has engineered oak flooring, a doorway to the living room and guest WC.

Guest WC

Continuation of the flooring, there's a toilet, handbasin, radiator and a uPVC double glazed window.



Living Room

A spacious living room, with a uPVC double glazed bay window to the front elevation. There is a wall mounted radiator and a beautiful quartz fireplace with an electric fire. Doorway to the stairs that lead to the first floor and an arch through to the dining area.

Dining area

With engineered oak flooring, feature wallpaper walls, a radiator, a storage cupboard under the stairs and open doorway through to the kitchen breakfast and a square opening through to the garden room.

Garden Room

With a continuation of the engineered out flooring, uPVC double glazed windows, a radiator and a tiled roof with down-lighting. (used to be a conservatory.)

Kitchen breakfast

Tile flooring, timber kitchen with worktops that include a one and a half bowl sink with mixer tap and drainer. There is a fitted double oven, stainless steel splashback with an extractor over. Space and plumbing for a washing machine and a slimline dishwasher. There's tiled splashback, a fitted fridge freezer and breakfast bar. UPVC double glazed window with a view of the garden. Timber glazed door through to the passageway.



Landing

A carpeted landing with wallpaper, a loft hatch and a uPVC double glazed window. A large airing cupboard with the gas boiler, doors through to 3 bedrooms and the family shower room.

Bedroom One

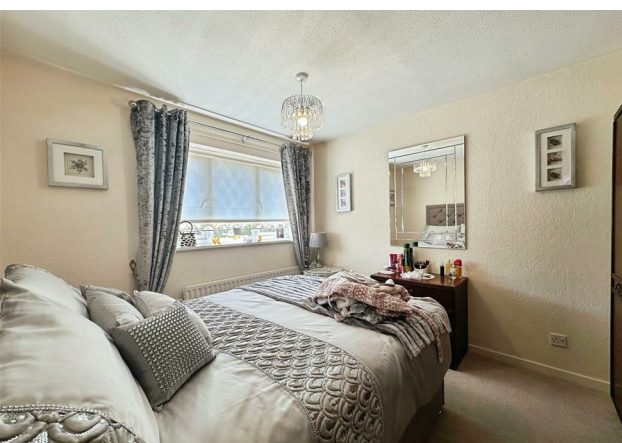
A spacious double bedroom, with two uPVC double glazed windows to the front, featuring a wallpapered wall, a radiator and a wall of sliding wardrobes.

Bedroom Two

A double bedroom with a uPVC double glazed window and radiator.

Bedroom Three

A single bedroom with a uPVC double glazed window and radiator.



Bathroom

Fully tiled walls with a quadrant glass shower enclosure, with a main thermostatic shower. There is a toilet, a radiator, a handbasin and a uPVC double glazed window.

Passageway

Timber door through to the garden and a glazed door through to the front garden. Door through to the garage.



Garage

A single garage with an up-and-over door, eaves storage and a timber window.

Garden

A landscaped garden, which has a block paved patio & retaining wall. There is an area of lawn, with circular bedding to the middle, corner stone planting areas as well as pathways around the garden. There is a deep planted area, small trees, flowers and bushes as well as flanking side bedding, an outside tap and a timber potting shed.

Driveway

With a block paved drive for parking 1-2 cars, with a gated area - perfect for storing bikes or having extra security. There's a small area of lawn.

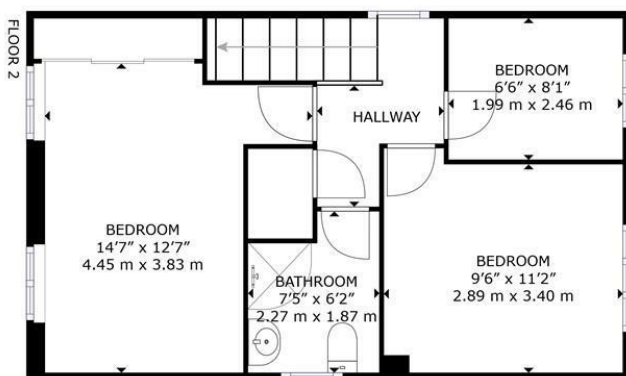
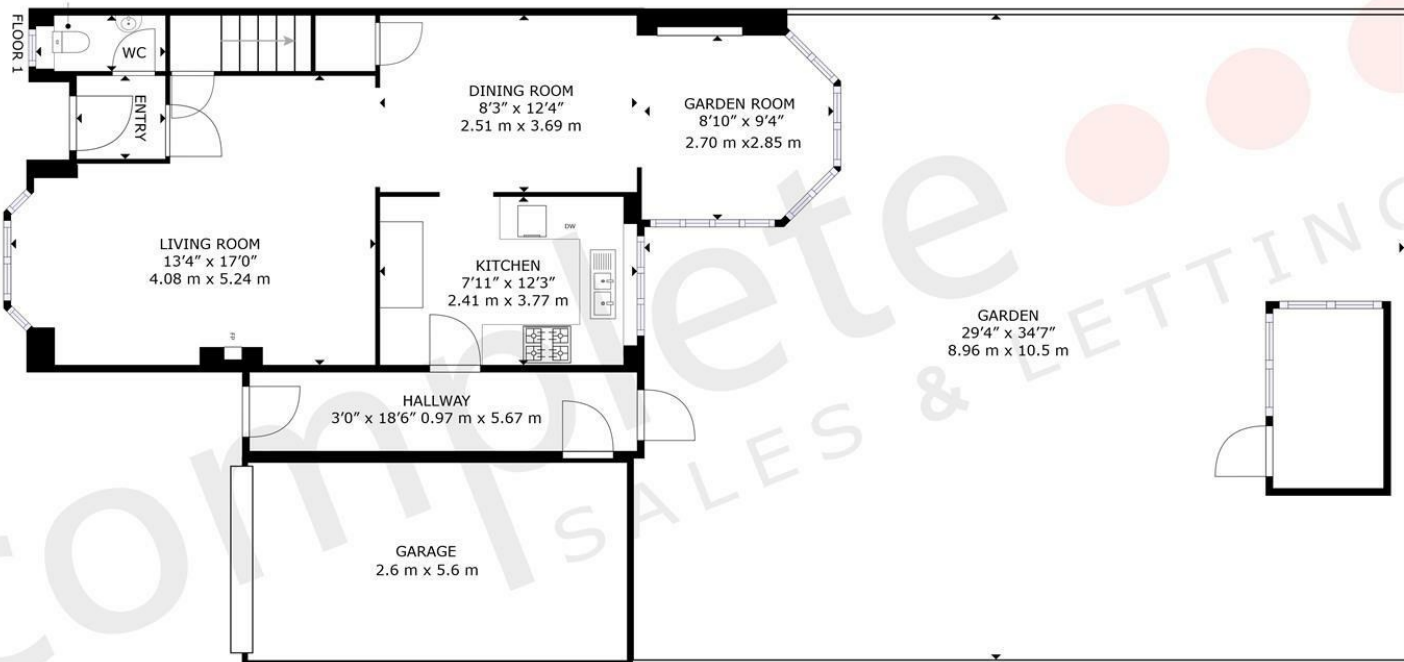
Location

Nestled in the heart of southern Warwickshire, Wellesbourne is a charming and sought-after village that offers the perfect balance of rural tranquillity and urban accessibility. Surrounded by picturesque countryside, scenic rivers, and National Trust-managed woodlands, the village enjoys a semi-rural setting while remaining well-connected to nearby towns and cities.

Wellesbourne lies within easy reach of Stratford-upon-Avon, Warwick, Leamington Spa, and Banbury—each offering an excellent mix of shopping, leisure, and cultural attractions. The village is ideally positioned just 5 miles from Junction 15 of the M40, providing quick access to the wider Midlands motorway network. Bus services connect Wellesbourne to surrounding towns, while nearby train stations at Stratford-upon-Avon and Warwick Parkway offer regular rail links to Birmingham, London, and beyond.

Locally, Wellesbourne is well-equipped with a variety of essential amenities, including a





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GROSS INTERNAL AREA
 FLOOR 1: 581 sq. ft, 54 m², FLOOR 2: 433 sq. ft, 40 m², TOTAL: 1,014 sq. ft, 94 m²,
 EXCLUDED AREA: PATIO: 944 sq. ft, 88 m²,

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY

The Leamington Property Expert



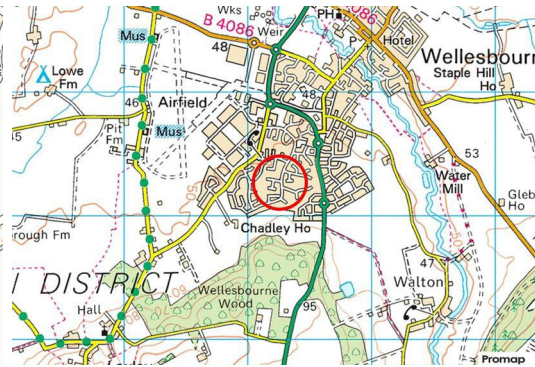
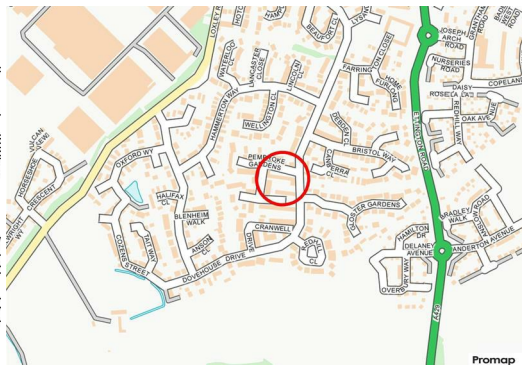
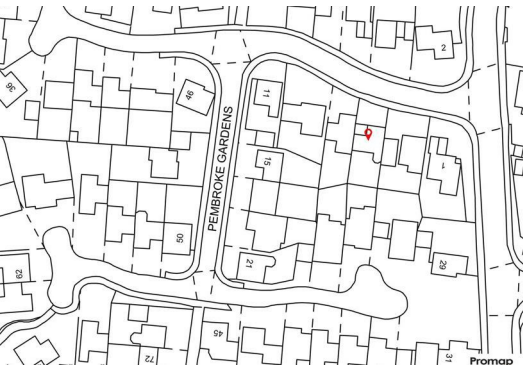
medical centre, dental practice, veterinary surgery, a library, a church, and the well-regarded Wellesbourne C of E Primary School. The recently renovated sports hall, local hotel, restaurants, and welcoming pubs help foster a strong sense of community spirit. A wide range of shops—including a Sainsbury's, Co-op, independent retailers, and a post office—add to the village's convenience, while the popular Wellesbourne Airfield Market brings additional vibrancy to the area.

Wellesbourne continues to be a thriving and expanding village that offers both lifestyle and location for residents of all ages.



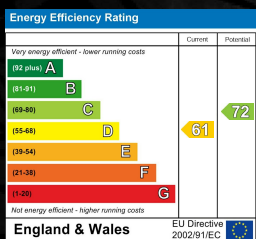
- A link Detached
- Three Bedrooms
- Dining Room
- Guest WC
- Garage & parking

- Built 1985 & Extended
- Living Room
- Garden Room
- South Facing Garden
- No Onward Chain



PEMBROKE GARDENS, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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