



**Connells**

Bristol Way  
Wellesbourne Warwick



### Property Description

A well-presented and spacious home offering versatile accommodation throughout. The property features a bright lounge leading to a dining room with access to the rear garden, alongside a well-appointed kitchen and utility room. Upstairs comprises four bedrooms, including a principal with en-suite, and a family bathroom.

Externally, there is off-road parking for 2 cars to the front with garage access, side and front garden, and a generously sized, private rear garden with patio area, ideal for outdoor enjoyment and entertainment

### 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 Hall

Having door from front elevation into large entrance hall featuring a useful under-stairs storage cupboard, radiator, and staircase rising to the first-floor accommodation. Doors provide access to the downstairs cloakroom, lounge, and kitchen.

### Cloakroom

Fitted with a white suite comprising a low-level WC and pedestal wash hand basin. Additional features include a radiator and an obscure double-glazed window to the front elevation.

### Sitting Room

A well-proportioned lounge featuring a coved ceiling and a fire surround with inset gas fire and polished granite hearth. Complemented by two wall lights, a television aerial point, and a radiator, the room is further enhanced by a double-glazed bay window to the front elevation. Sliding double doors lead seamlessly through to the dining room.

### Dining Room

Having radiator, patio doors to the rear elevation into the garden and a door through to the kitchen.

## Kitchen

Fitted with a comprehensive range of wood-effect wall and base units with complementary work surfaces over, incorporating a one-and-a-half bowl stainless steel sink with drainer. Additional features include partly tiled walls, space for a range-style cooker with extractor hood above, and space for a fridge freezer. A breakfast bar provides an informal dining area with radiator. A double-glazed window overlooks the rear garden, and a door leads through to the utility room.

## Utility Room

Fitted with a range of timber-effect wall and base units with work surfaces over, incorporating a single bowl stainless steel sink unit with tiled splashback. There is plumbing for a washing machine and space for a tumble dryer, along with a wall-mounted worcester central heating boiler. A double-glazed window overlooks the rear, and an obscure glazed door provides access to the rear garden.

## First Floor

### Landing

A spacious landing area with access to the loft, doors leading to the bedrooms and bathroom, and a large storage airing cupboard, providing useful additional storage

### Bedroom One

A well-proportioned principal double bedroom featuring fitted wardrobes and over-bed storage, providing ample space for organisation. Additional benefits include a radiator and a double-glazed window overlooking the front garden, with a door leading through to the en-suite

### En-Suite

Fitted with a modern suite comprising a low-level WC, vanity unit with wash hand basin, and a shower cubicle. Additional features include partly tiled walls, a shaver point, extractor fan, radiator, and an obscure

double-glazed window to the side elevation.

### Bedroom Two

A double bedroom benefiting from a large fitted double wardrobe, radiator, and a double-glazed window overlooking the rear garden.

### Bedroom Three

A double bedroom benefiting from a radiator and a double-glazed window to the rear,

### Bedroom Four

Having radiator and double glazed window to front elevation.

## Family Bathroom

Fitted with a suite comprising a low-level WC, pedestal wash hand basin, and a paneled bath with shower over. Additional features include partly tiled walls, a radiator, shaver point, and an obscure double-glazed window to the side elevation.

## Outside

### Front

The front garden is laid predominantly to lawn, complemented by a driveway providing off-road parking for 2 cars and direct access to the garage.

### Garage

With power and light, up and over door.

### Rear Garden

A generously sized and private rear garden, mainly laid to lawn, featuring mature trees and well-established shrub borders. A paved patio area provides an ideal space for outdoor seating and entertaining, complemented by 2 timber garden sheds, one fitted with light and power and 2 greenhouses and a convenient side access gate.

## Council Tax

Local Authority: Stratford District Council

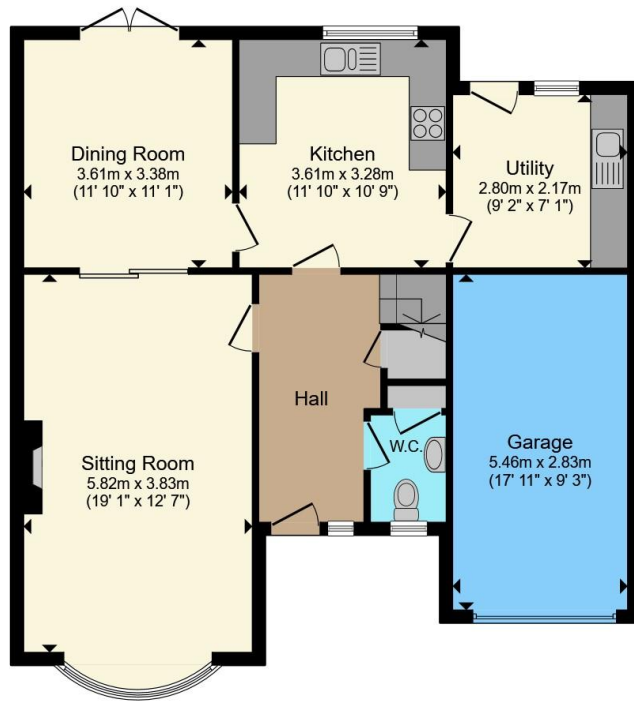
Band 'E'

**Viewings** -Strictly by prior appointment via the selling agent.

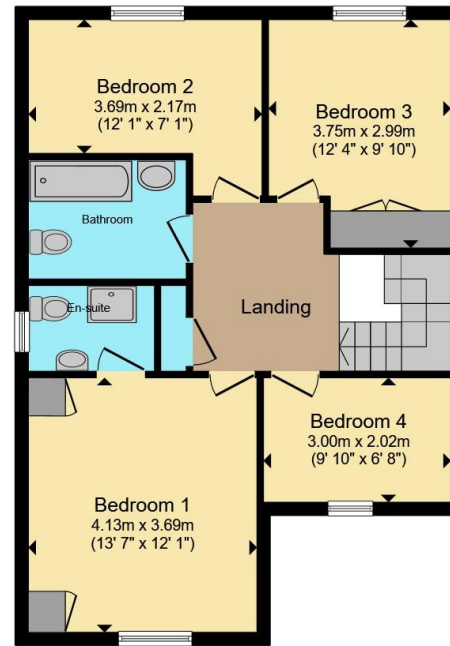








**Ground Floor**



**First Floor**

Total floor area 147.8 m<sup>2</sup> (1,591 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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