



41 Ettington Close  
Wellesbourne



ROUND & JACKSON  
ESTATE AGENTS



# 41 Ettington Close

Wellesbourne, Warwick, CV35 9RJ

£310,000

A spacious three-bedroom, semi-detached house with a large rear garden, single garage and driveway parking pleasantly located within a quiet cul-de-sac location.

## The Property

41 Ettington Close, Wellesbourne is a spacious three-bedroom, semi-detached house which is pleasantly located within a quiet cul-de-sac in easy reach of local amenities and primary schooling. The current owners have completed partial renovations including re-wired electrics in 2025, a newly installed multi-fuel log burner in 2026 and re-plastering the sitting room, bedrooms one and two and the shower room. The accommodation is arranged over two floors and is well laid out. There is a large sitting room, dining room and kitchen on the ground floor and on the first floor there is a central landing, two double bedrooms, a single bedroom and a shower room. Outside of the property to the front, there is a tandem driveway which provides off road parking for two vehicles and a large lawned garden area. To the rear of the property there is a large rear garden which is predominantly laid to lawn with a patio seating area adjoining the house.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Dining Room

With main door leading into the dining room, there is ample space for a range of furniture, stairs rising to the first floor with useful understairs storage cupboards, door to the sitting room, open doorway into the kitchen and sliding patio door to the rear garden.

## Sitting Room

A large reception room with a window to the front aspect, space for a range of furniture and a central Woopecker WP5 multifuel stove which was installed in January 2026.

## Kitchen

Fitted with a range of cabinets with work surfaces over, an inset sink and draining board, space and plumbing for a washing machine, fridge/freezer, an integrated single oven and a four ring gas hob with an extractor hood over. There is a built in pantry and window and door leading to the rear garden.

## First Floor Landing

With doors to all first floor accommodation, airing cupboard which houses the boiler and hatch to the loft space.

## Bedroom One

A large double bedroom with a window to the front aspect and a built in wardrobe.

## Bedroom Two

A spacious double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the rear aspect.

## Shower Room

Fitted with a walk in double shower, wash hand basin, W.C. and window to the front aspect.

### Garage

A single garage with an up and over door to the front and power and light connected.

### Outside

To the front of the property there is a tandem driveway which provides off road parking for two vehicles adjacent to a lawned garden area. A particular feature of the property is the large rear garden with a partial walled perimeter and is predominantly laid to lawn with a patio seating area adjoining the house and paved pathway leading to the foot of the garden.

### Directions

From Kineton Road, Wellesbourne, head south-west towards Ettington Road. Continue along Ettington Road for a short distance, then turn left onto the Walton Road and take the first left into Ettington Close. Follow the road around until you reach number 41 Ettington Close on your right hand side.

### Situation

Wellesbourne is a thriving village in the heart of Warwickshire, ideally located between Warwick and Stratford-upon-Avon. Combining historic character with modern convenience, the village is well known for its strong community atmosphere, attractive countryside surroundings, and excellent local amenities. Residents benefit from a wide range of facilities including independent shops, supermarkets, cafés, pubs, a medical centre, pharmacy, sports and leisure facilities, and a popular primary school. The village also hosts a well-known weekly market at Wellesbourne Mountford Airfield, attracting visitors from across the region. Wellesbourne offers a variety of recreational opportunities, with nearby walking routes, parks, and access to the wider Warwickshire countryside, while still providing convenient transport links to Warwick, Leamington Spa, Stratford-upon-Avon, and the M40 motorway. Historic attractions such as St Peter's Church and Chedham's Yard add to the village's charm and heritage,

### Services

All mains services connected. The boiler is located in the airing cupboard.

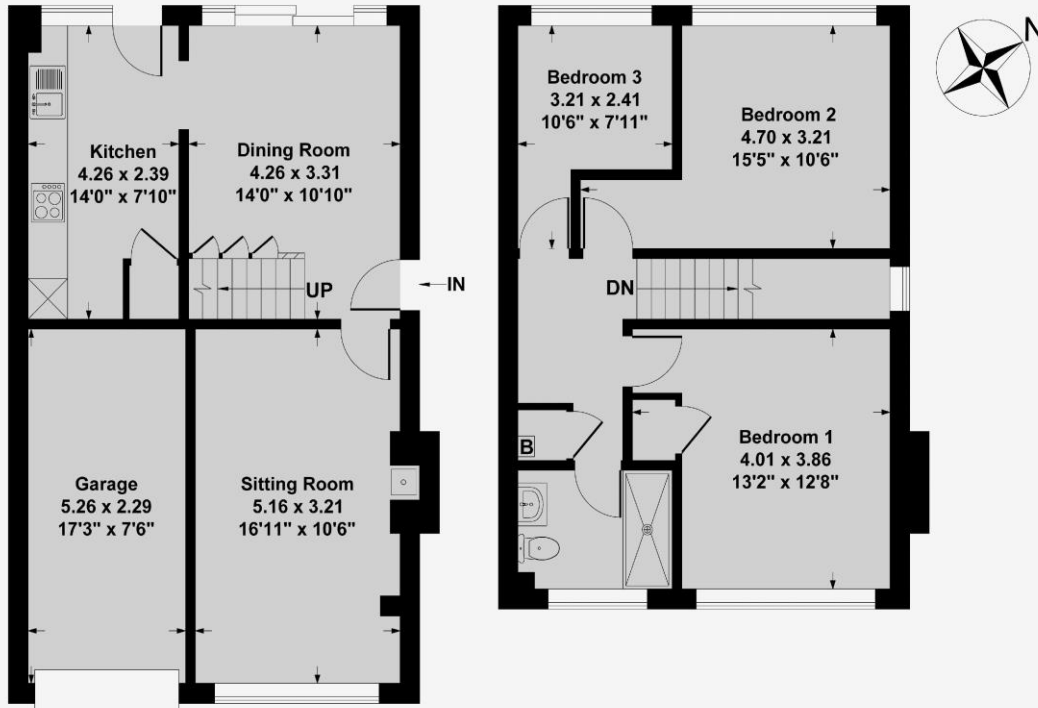
### Local Authority

Stratford Upon Avon District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.





Ground Floor

First Floor

Ground Floor Approx Area = 41.73 sq m / 449 sq ft  
 First Floor Approx Area = 47.29 sq m / 509 sq ft  
 Garage Approx Area = 12.57 sq m / 135 sq ft  
 Total Area = 101.59 sq m / 1093 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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