

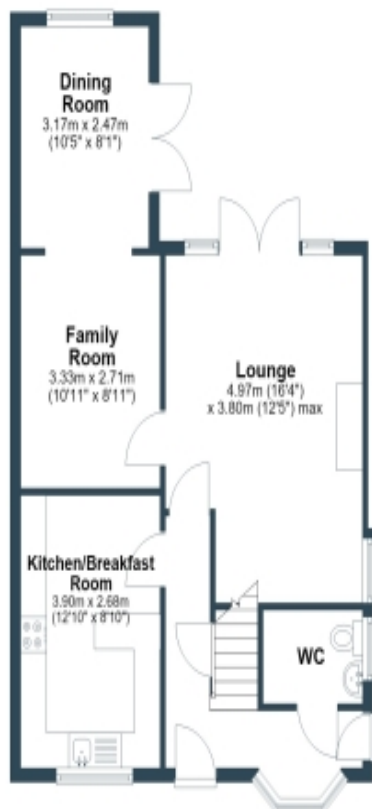


**Pembroke Gardens Wellesbourne, Wellesbourne, Warwick,
CV35 9PU**

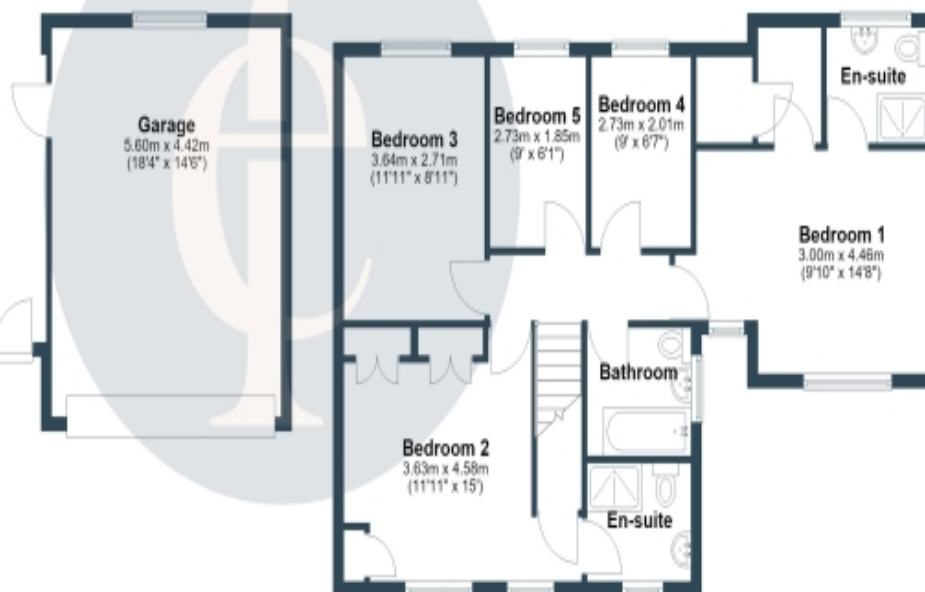
Offers In Excess Of £550,000



Ground Floor
Approx. 86.9 sq. metres (935.8 sq. feet)



First Floor
Approx. 70.8 sq. metres (762.0 sq. feet)



Total area: approx. 157.7 sq. metres (1697.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A	74 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A sympathetically extended family home nestled in the heart of southern Warwickshire, in the highly regarded, accessible village of Wellesbourne. The current owners have created a large haven with over 1690sq.ft in accommodation.

Positioned at the end of a no-through cul-de-sac, on the popular established Dovehouse estate, this family home is ideal for any growing family. A larger-than-average home offering versatile accommodation, including five generous bedrooms and three bathrooms!

We believe this offers a rare opportunity and ticks many a box on any buyer's wish list, including a double garage and mature private gardens.

Wellesbourne is a charming and sought-after village that offers the perfect balance of rural tranquillity and urban accessibility. Surrounded by picturesque countryside and scenic rivers, the village enjoys a semi-rural setting while remaining well-connected to nearby towns.

The village 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 medical centre, a dental practice, a 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-adds to the village's convenience, while the popular Wellesbourne Airfield Market brings additional vibrancy to the area.

The current owners have lovingly maintained their handsome home since taking ownership in 1987. They have invested in and improved the property, including a new stylish kitchen in 2020, a substantial bedroom extension with en-suite in 2013, and some replacement double glazing windows over the past 6 years, to name but a few.

The welcoming entrance hall offers access to the ground and first floor accommodation and offers a cloak cupboard for storage and a guest cloakroom/W.C.

The modern, stylish kitchen overlooks the front and features an attractive range of wall, base and display cupboards with feature lighting. Integrated is an induction hob, electric oven, fridge freezer, and dishwasher.

There is useful space for a washing machine and tumble dryer. The kitchen offers a useful breakfast bar for casual dining and even better a practical serving hatch through to the dining room!

The sitting room is a great proportion with French doors onto the garden, creating an abundance of natural light, while a pebble-effect gas fire forms an attractive focal point.

A further bonus is the alternate extended reception room that offers ample space to dine and relax, offering further access to the garden.

The first floor offers a large master bedroom with two double-glazed windows, flooding the room with light. Boasting a walk-in wardrobe and an en-suite shower room with low-level w.c, wash hand basin and shower cubicle with jets.

The guest bedroom is also a generous double with an en-suite shower room, ideal for guests, teenagers or a mature relative to settle into.

The three further well-proportioned bedrooms are all of a generous size, and are completed with a family bathroom.

Outside is a well-stocked, south facing garden, with colourful planted borders and bushes. The garden is arranged over two levels with an entertaining patio space, ideal for a BBQ or morning coffee. The raised lawned area is enclosed by shrubbery and fencing.

Side-gated access leads to the driveway and garage via a pedestrian door.

The double garage has an up-and-over door, electricity, and lighting. The driveway offers parking for 3-4 cars.

Viewing is advised.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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