



**Connells**

Lysander Close  
Wellesbourne Warwick

# Lysander Close Wellesbourne Warwick CV35 9TD

for sale offers over  
**£265,000**



## Property Description

Connells is pleased to present this semi-detached home, large enclosed front garden set on a desirable corner plot, offering two double bedrooms and a well-proportioned layout throughout. The property features a spacious lounge, a bright conservatory perfect for year-round enjoyment, a fitted kitchen, and a modern family bathroom. Outside, the enclosed rear garden provides a private retreat, while a driveway and garage to the rear add convenience. Tucked away within a peaceful cul-de-sac on the sought-after Dovehouse estate in Wellesbourne and not overlooked, this home combines comfort, practicality, and an excellent location.

## Introdouction

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 Warwickshire.

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

A welcoming entrance hall with front access door, staircase rising to the first floor, and internal doors leading through to the lounge and:

## Kitchen

9' 2" MAX x 7' 8" MAX ( 2.79m MAX x 2.34m MAX )

Fitted with a range of wall and base units complemented by work surfaces, this kitchen incorporates an inset sink and drainer with mixer tap, tiled splashbacks, and space for both a washing machine and cooker with extractor hood above. A double-glazed window to the front elevation provides natural light over the sink area.

## Lounge

18' 2" MAX x 11' 9" MAX ( 5.54m MAX x 3.58m MAX )

A generously sized lounge featuring a fireplace with hearth and inset gas fire, complemented by a coved ceiling and radiator. The room also benefits from a useful understairs storage cupboard and sliding patio doors to the rear, opening directly into the conservatory and creating a seamless connection between indoor and outdoor living spaces.

## Conservatory

10' 10" x 11' 7" ( 3.30m x 3.53m )

A light and airy brick and UPVC-built conservatory, enhanced by double doors to the side elevation that open directly into the garden. This versatile space provides an ideal setting for relaxing, dining, or enjoying views of the outdoors throughout the year.

## First Floor

### Landing

Having storage cupboard and doors to both bedrooms and bathroom:

### Bedroom One

11' 6" MAX x 10' 8" MAX ( 3.51m MAX x 3.25m MAX )

A well-proportioned double bedroom featuring a radiator and a double-glazed window overlooking the front aspect.

### Bedroom Two

11' 6" x 8' 8" ( 3.51m x 2.64m )

Another good sized double bedroom featuring a radiator and a double-glazed window to the rear, offering views over the garden

## Bathroom

A partly tiled bathroom fitted with a WC, wash hand basin and a bath with shower over, complemented by a radiator and an obscure double-glazed window to the side for natural light and privacy.

## Outside Front

Occupying a prominent corner plot, the front garden is designed for low maintenance with a predominantly gravel finish. A pathway leads directly to the main entrance, while a gated side access provides convenient entry to the rear. The boundaries are neatly defined by a mature beech hedge, adding privacy and greenery to the setting.

## Parking

Having driveway and garage to rear of property.

## Rear Garden

The property features an enclosed rear garden, walled for privacy, mainly paved, with a gate leading to the garage.

## Viewings

Strictly by prior appointment via the selling agent.

## Council Tax

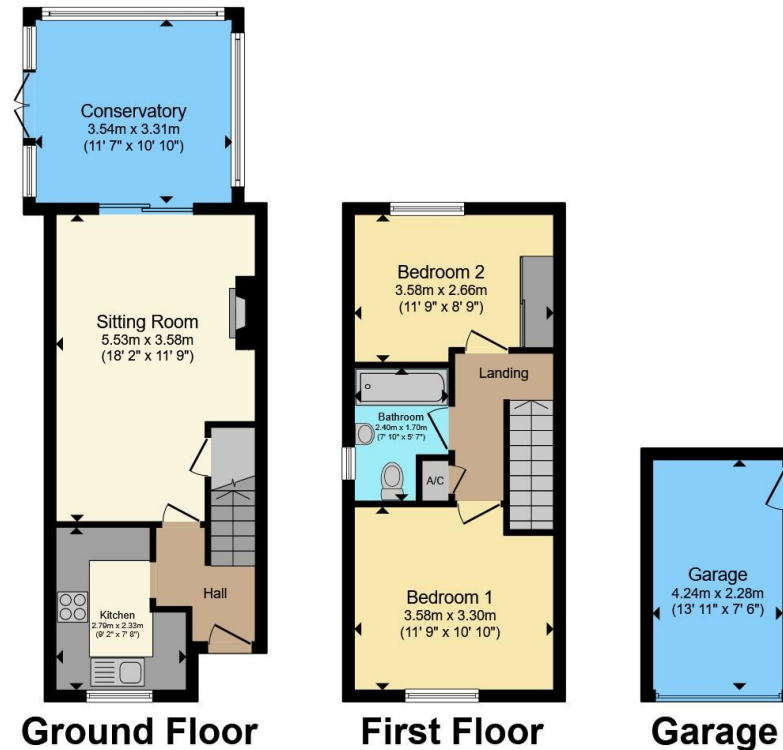
Local Authority: Stratford District Council

Council Tax Band: C









Total floor area 82.3 m<sup>2</sup> (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE104063](http://connells.co.uk/Property/WBE104063)**



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