



**Connells**

Oxford Way  
Wellesbourne Warwick





### Property Description

A well-presented detached bungalow offering spacious and versatile accommodation throughout. The property comprises a fitted kitchen, generous lounge/dining room with access to a bright conservatory, separate dining room, four bedrooms, including a principal bedroom with en-suite shower room, and a family shower room. Externally, the property benefits from a low-maintenance enclosed rear garden, garage, and a generous driveway providing ample off-road parking. An ideal opportunity for those seeking comfortable single-storey living in a desirable residential location.

### 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

Accessed via a door from the front elevation, the entrance hall features a radiator, useful storage cupboards, access to partly boarded loft with integral ladder and provides access to the principal rooms of the property.

### Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer. There is a wall mounted double oven, induction hob and extractor hood over, together with appliance space for a washing machine, dishwasher and fridge freezer. Additional features include a radiator, a double glazed window to the side elevation, a door providing access to the side garden, and a serving hatch opening into the lounge/dining room

### Dining Room

Open from the lounge, A well-proportioned room featuring a circle window to the front elevation, together with a radiator with opening into the conservatory.

## Lounge/Diner

A spacious reception room featuring a fireplace with a gas hearth and inset gas fire. Enjoying natural light from windows overlooking the rear elevation, the room also benefits from a radiator and an opening leading through to the dining room.

## Conservatory

Having fully double glazed surround that enjoys pleasant views of the garden. The conservatory benefits from a storage heater and a door providing direct access to the rear garden.

## Bedroom One

A generously sized principal bedroom featuring a double glazed bay window to the front elevation, a built-in wardrobe providing useful storage space, and a radiator.

## En-Suite

Comprising a walk-in shower, wash hand basin and WC, complemented by part-tiled walls. The room also benefits from a radiator, built-in storage cupboard and an obscure double glazed window to the side aspect.

## Bedroom Two

A well-proportioned double bedroom featuring two double glazed windows to the front elevation and built-in wardrobe and radiator.

## Bedroom Three

A versatile bedroom featuring a double glazed window to the side elevation and a radiator.

## Bedroom Four

Another versatile bedroom benefiting from a double glazed window to the side elevation, fitted wardroes and a radiator.

## Bathroom

Fitted with a WC, wash hand basin and walk-in shower. The room also benefits from an obscure double glazed window to the side elevation.

## Outside

### Front

Driveway providing generous off-road parking, with side access to the rear garden and a pathway leading to the front door.

### Garage

A single garage fitted with an up-and-over door, offering secure parking and additional storage space and a personnel door into garden.

### Rear Garden

An enclosed, low-maintenance rear garden, partly paved and graveled, with a timber shed, direct access to the garage and side access to the driveway.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### Council Tax

Local Authority: Stratford District Council  
Band 'E'

### Viewings

Strictly by prior appointment via the selling agent.















Total floor area 137.3 m<sup>2</sup> (1,478 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)

**Connells**

To view this property please contact Connells on

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Bridge Street  
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EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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