



**Connells**

Dovehouse Drive  
Wellesbourne Warwick



## Property Description

This well-presented two-bedroom semi detached bungalow offers comfortable, easy living in a sought-after residential location. The accommodation is arranged around a central hallway and includes a bright lounge/dining room with access to the rear garden, a practical fitted kitchen, two well-proportioned bedrooms, and a bathroom.

Outside, the property benefits from a driveway with car port, a garage, and a pleasant rear garden with seating areas—ideal for relaxing or entertaining. With its manageable layout and convenient setting close to local amenities, this bungalow is an excellent option for those seeking a well-maintained home on one level.

## 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 side entrance door, the hallway features a radiator, a useful built-in storage cupboard, and internal doors leading to the lounge, kitchen, bedrooms, and bathroom

## Lounge/Dining Room

A bright and welcoming space featuring a radiator, an electric fire set within an attractive surround, and patio doors to the rear elevation providing direct access into the garden.

## Kitchen

Fitted with matching wall and base units complemented by a coordinated work surface, incorporating an inset stainless-steel sink and drainer. There is space for a freestanding electric cooker with hob, along with space and plumbing for both a washing machine and a fridge. A double-glazed window overlooks the rear elevation, with a door providing access to the side of the property.

## Bedroom One

A generous double bedroom featuring a bay window to the front elevation, and a radiator.

## Bedroom Two

A well-proportioned bedroom with a double-glazed window to the front elevation and a radiator.

## Bathroom

Fitted with suite comprising a WC, wash-hand basin, and a bath with shower over. The room also includes a radiator, extractor fan and an obscure double-glazed window to the side elevation.

## Outside

### Front

The property features a driveway with a car port to the side, providing sheltered parking, along with gated access leading through to the rear garden.

### Garage

Open to the front with power and lighting connected, plus a personnel door providing access to the garden.

## Rear Garden

A well-maintained garden, with paved and graveled areas ideal for outdoor seating. The space is complemented by mature shrubs and planted borders with timber fences to the boundaries.

## Council Tax

Local Authority: Stratford District Council

Band 'C'

## Viewings

Strictly by prior appointment via the selling agent.









**Floor Plan**

**Garage**

Total floor area 75.6 m<sup>2</sup> (814 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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Bridge Street  
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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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