



The Gables
11 Chestnut Square | Wellesbourne | Warwickshire | CV35 9QS

 FINE & COUNTRY

Step inside

The Gables

A charming, detached period property, full of character features with a walled south/west facing garden. In the heart of the conservation area in this vibrant village with all its many amenities within walking distance.

Accommodation Summary

The welcoming hall with stone flooring and exposed timbers. A cloakroom and coats cupboard is at the far end. The sitting room with fireplace and wood burning stove and French doors to the garden. A study with timber flooring, has built in furniture with two workstations.

The kitchen, to the rear, has stone flooring, a lantern roof window allows the sun in all day, a Rangemaster stove, Belfast sink and marble worktops. It is open to the dining room with a beautiful inglenook fireplace and wood burner. There is a separate utility room and pantry.

Upstairs are four bedrooms. An en-suite to the main bedroom, some built in wardrobes and a family bathroom.

Outside

The driveway has parking for two vehicles. A delightful walled garden is to the rear, which is mature, secluded and south/west facing.









Seller Insight

“The owners of this charming period home have enjoyed life here for the past 16 years, drawn initially to its abundance of character, idyllic setting and exceptional convenience. Positioned close to beautiful countryside walks yet within easy walking distance of local amenities, the property also benefits from being just five miles from both Stratford-upon-Avon and Warwick, with the Cotswolds quite literally on the doorstep.

One of the aspects the owners have loved most is the home's wonderful balance between open-plan living and retained period charm. Original features throughout the property create warmth and character, while thoughtful improvements have enhanced the flow and functionality of the space for modern family life.

“At the heart of the home is the spacious kitchen and dining area,” the owners explain. “We opened up the space to create a sociable entertaining area while keeping the cosy atmosphere of the inglenook fireplace and log burner.” The property also offers a generous study and music room, perfectly suited for home working as well as creative pursuits and leisure time.

The south-facing walled garden has provided a peaceful sanctuary year-round, equally suited to quiet afternoons enjoying the sound of the fountain from the terrace as it is to larger celebrations and family gatherings. Memorable occasions here have included hosting a Ruby Anniversary party in the garden marquee, complete with live music and dancing.

Views from the home are another much-loved feature. To the front, the property overlooks the historic cottages and houses surrounding Chestnut Square's attractive green, while from the living room, kitchen and terrace there are lovely views across mature trees towards the clock tower of Wellesbourne Hall.

Over the years, the owners have carefully enhanced the property to complement its original charm. Improvements include extending and opening up the kitchen and dining room, installing a striking roof lantern, incorporating an outbuilding into a practical laundry and boot room, fitting two log burners downstairs, creating an en-suite bathroom upstairs and adding bespoke hand-painted kitchen and office furniture. Outside, a gated driveway has also been created to provide additional parking.

Beyond the home itself, the lifestyle offered here has been equally treasured. The owners particularly enjoy walks with their Labrador along the nearby lane towards the river and surrounding fields, or across White Bridge towards the churchyard and village.

The sense of community within Chestnut Square, Church Walk and the wider village is something they say will be hard to leave behind. Wellesbourne offers an excellent range of amenities, including a primary school, churches, a modern medical centre, dentist, pubs, restaurants, cafés, independent shops, supermarkets and regular bus services. There is also an impressive sports centre, along with a bowls club, tennis courts and a cricket club catering for all ages.

When asked what they will miss most, the answer comes easily: “Family Christmases at The Gables with the log fires lit and the house filled with festive decorations.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Location

In Chestnut Square on a quiet no through lane. Walking distance to all Wellesbourne has to offer. Doctors, dentist, library, pubs, restaurants, shops, sports centre and school. Stratford-upon-Avon is just ten minutes away.

The M40 motorway is ten minutes' drive and Warwick Parkway station just beyond, from where there is a frequent train service to London, with a journey time of approximately one hour and twenty minutes.

(All times and distances are approximate)

Information

Services

Mains drainage, water, gas and electricity.

Local Authority

Stratford-on-Avon

Property Tenure

Freehold

Mobile Phone Coverage

4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability

Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

Viewing Arrangements

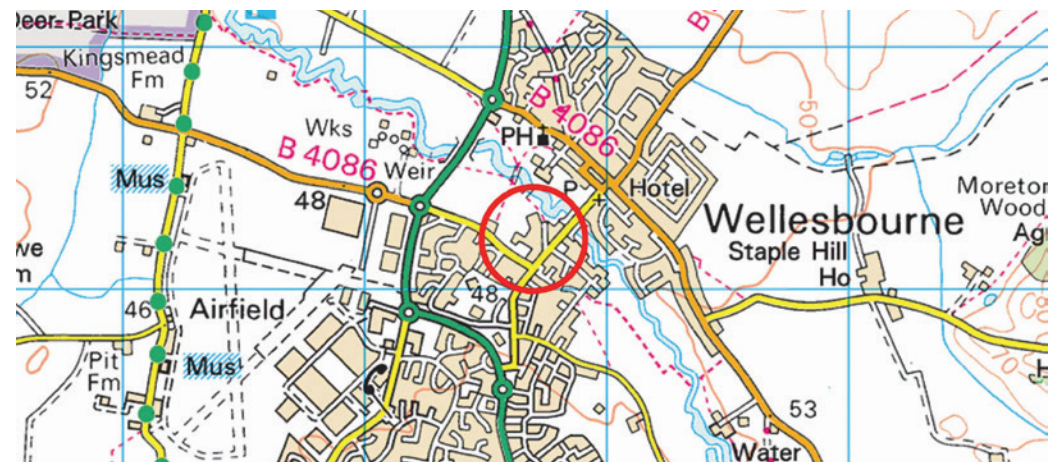
Strictly via the vendor's sole agents Fine & Country on 01789 332600.

Website

For more information visit www.fineandcountry.com/uk/stratford-upon-avon

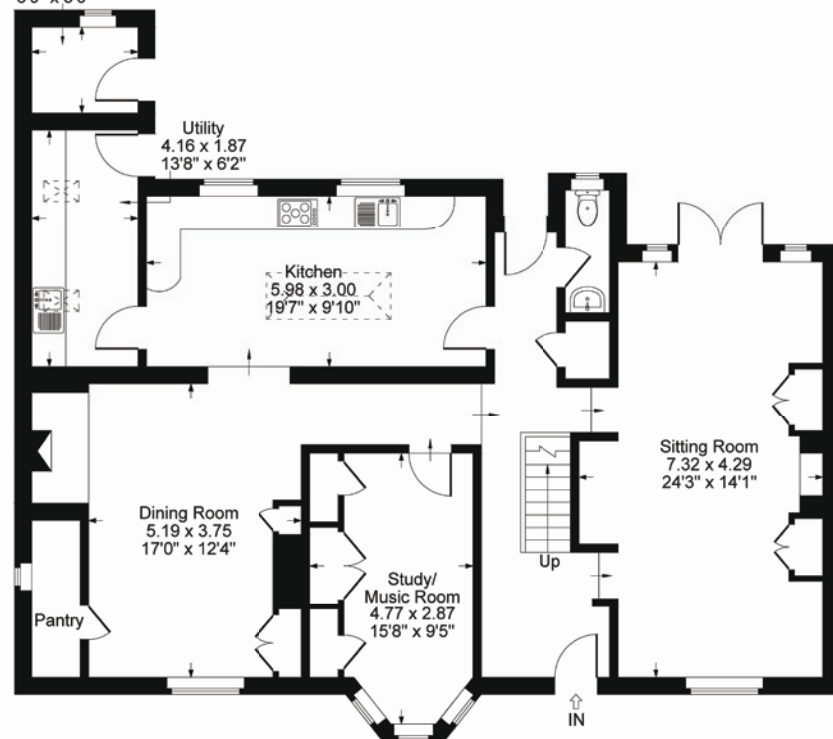
Directions

The Gables is on Chestnut Square at the start of Church Walk.

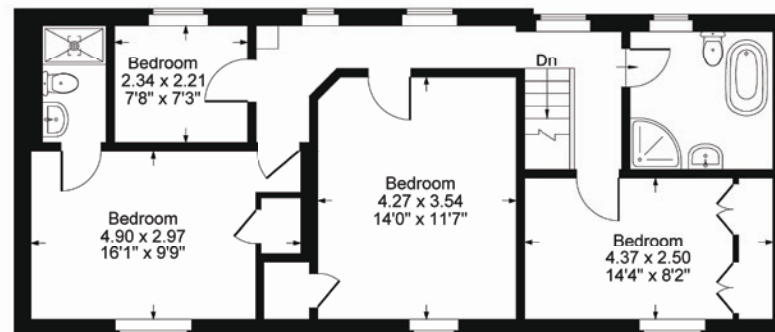


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

2.06 x 1.53
6'9" x 5'0"



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 119.84 sq m / 1290 sq ft
First Floor = 67.34 sq m / 725 sq ft
Total Area = 187.18 sq m / 2015 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854, VAT Reg No 178445472. Registered Office: 5 Regent Street, Rugby, CV21 2PE Printed 16.10.2026

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