



**Connells**

Anslow Road  
Wellesbourne Warwick



## Property Description

A beautifully presented three-bedroom detached family home, perfectly positioned in the heart of Wellesbourne. Offering generous and well-designed accommodation throughout, this property is ideal for modern family living.

The ground floor comprises a contemporary kitchen/dining room with integrated appliances and ample space for a dining area. A useful utility room and a ground-floor cloakroom add everyday convenience. The bright and spacious lounge enjoys dual aspects, featuring a front-facing window and French doors that open into the conservatory, which in turn leads out to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, complemented by a stylish family bathroom.

Outside, the home benefits from a driveway to the side providing ample off-road parking and a detached garage fitted with power and lighting. The private rear garden is mainly laid to lawn and features a paved patio area—an ideal spot for relaxing or entertaining.

Contact Connells today to arrange your viewing and experience everything this fantastic home has to offer.

## 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 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 hallway accessed from the front elevation, featuring a staircase rising to the first floor, a radiator, and internal doors leading to the lounge and the kitchen/diner,

## Lounge

20' 8" x 10' 4" ( 6.30m x 3.15m )

A generous, light-filled reception room featuring dual-aspect double-glazed windows to the front and side elevations. The space includes two radiators, stylish engineered wood flooring, and French doors opening directly into the conservatory, creating a seamless flow for everyday living and entertaining

## Conservatory

10' 2" x 9' 5" ( 3.10m x 2.87m )

A bright UPVC and brick-built conservatory featuring fitted blinds and French doors opening to the side elevation into garden, creating a lovely connection between indoor and outdoor living.

#### **Kitchen/Dining Room**

20' 8" x 13' 8" MAX ( 6.30m x 4.17m MAX )

A contemporary, well-appointed space fitted with a sleek range of base and eye-level units, complemented by stylish work surfaces and matching upstands. Features include a stainless-steel one-and-a-half bowl sink with mixer tap, integrated electric oven, gas hob with extractor hood, and designated space for a dishwasher. There is also an integrated cupboard designed to accommodate a standard-sized fridge freezer. The room offers generous space for a dining area, enhanced by double-glazed windows to both the front and rear, two radiators, engineered wood flooring, and a useful larder cupboard. A door leads through to the utility room.

#### **Utility**

Fitted with additional base unit and work surfaces, offering practical space for laundry appliances with plumbing for both a washing machine and tumble dryer. Includes a radiator, wall-mounted central heating boiler, and doors leading to the rear garden and the cloakroom.

#### **Cloakroom**

Fitted with a modern white suite comprising a wash hand basin and WC, along with a radiator and extractor fan for added comfort and ventilation.

#### **First Floor**

##### **Landing**

A generous landing area featuring loft access, a useful storage cupboard, a radiator, and a double-glazed window to the rear that brings in natural light. Doors provide access to all bedrooms and the family bathroom.

##### **Bedroom One**

16' 7" x 10' 4" MAX ( 5.05m x 3.15m MAX )

A well-proportioned, dual-aspect double bedroom featuring double-glazed windows to the rear and

side elevations, a radiator, and a door leading through to the en-suite

##### **En-Suite**

A partly tiled shower room fitted with a white suite comprising a pedestal wash hand basin, WC, and a walk-in shower enclosure with electric shower. Additional features include a heated towel rail, extractor fan, and an obscure double-glazed window to the front elevation for privacy and natural light.

##### **Bedroom Two**

12' 6" MAX x 11' 1" ( 3.81m MAX x 3.38m )

Having radiator and double glazed window to front elevation.

##### **Bedroom Three**

11' 1" x 8' 2" ( 3.38m x 2.49m )

Having radiator and double glazed window to rear elevation.

##### **Bathroom**

Partly tiled bathroom fitted with a white suite comprising a pedestal wash hand basin, WC, and a bath with shower attachment and glass shower screen. Additional features include a heated ladder-style towel rail, extractor fan, and an obscure double-glazed window to the front elevation providing natural light and privacy.

##### **Outside**

##### **Front**

Having shallow foregarden, pathway to front door, driveway, EV Charger and garage to the side of the property, with access to the rear garden;

##### **Garage**

Having up and over door, power, light and personnel door into the garden.

##### **Rear Garden**

An enclosed rear garden, mainly laid to lawn, with timber fencing and brick boundary walls. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden also benefits from gated side access leading to the driveway, along with a personnel door giving direct access into the garage.

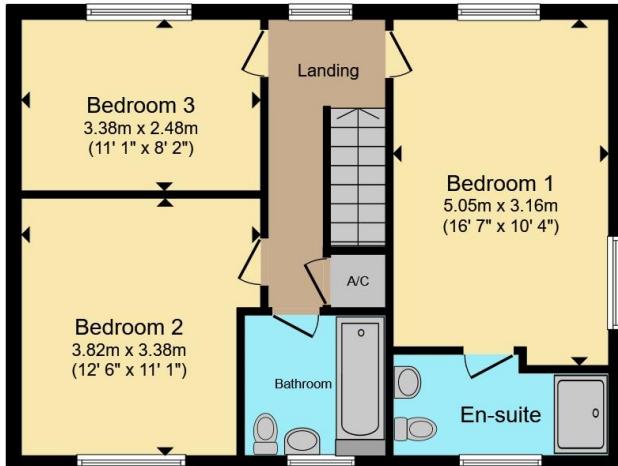








**Ground Floor**



**First Floor**

Total floor area 205.0 m<sup>2</sup> (2,206 sq.ft.) approx

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**Connells**

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Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: B    Council Tax  
Band: E

Tenure: Freehold

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