

Connells

Stratford Road
Wellesbourne

Stratford Road Wellesbourne CV35 9RN

for sale
£525,000







Introduction

The well established and popular village of Wellesbourne is conveniently situated on the M40 corridor giving easy access for junction 13 (south only), or alternatively from Gaydon or Longbridge. Five miles to the west you will find historic Stratford upon Avon and some six miles to the north, the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

Local amenities within the village offer a Medical Centre, Dental Surgery, Vet, Library, Churches, Village Hall, Social and Community Activities and Recreational facilities. Wellesbourne C of E primary school is highly regarded and offers nursery and primary education, swimming pool and outside school hours club. A comprehensive variety of shops including a Co-op Supermarket, three Village Stores, Bank, Post Office, Dispensing Chemist, Photographic Studio, Ladies Designer Boutique, Butchers, Bakers, Florist, Pet Shop, Ironmongers, Electrical Retailer, Dry Cleaners, Hairdressers and Barbers. There is also a Coffee Shop, Chinese Takeaway, Fish and Chip Shop and Indian Restaurant, two Inns and a Hotel. There are excellent bus services to neighbouring towns and villages.

The Property in more detail comprises of:

Entrance Hall

Composite front door with obscure glass panels, wooden flooring, telephone point, radiator, recess under stairs, inset mat, stairs to first floor and oak doors to lounge, dining room, cloakroom and kitchen/family room.

Lounge

16' 11" x 10' 11" max (5.16m x 3.33m max)

Entering through oak door with glass panels into this light, dual aspect room with double glazed window to the front and double glazed window to the side, log burner in brick fireplace with stone hearth and timber mantel over, radiator and television point.

Dining Room

18' 3" x 10' 4" (5.56m x 3.15m)

Oak door with glass panels into this spacious and light dining room which is dual aspect with two double glazed windows to the rear overlooking the fields, French doors opening out to patio area and two Velux roof windows.

Kitchen / Family Room

26' 9" x 13' 9" max (8.15m x 4.19m max)

Fantastic light and spacious triple aspect family living space.

Kitchen Area

18' 7" x 13' 9" (5.66m x 4.19m)

Oak door with glass panels leading into this stunning kitchen fitted with a range of wall and base soft close units, Walnut work surface, stainless steel one and half bowl sink and drainer, integrated Whirlpool electric oven, inset Whirlpool ceramic hob with black glass splash back and cooker hood over, Whirlpool integrated dishwasher, Whirlpool integrated fridge freezer, breakfast bar, ceramic tiled flooring, Velux roof window, two double glazed windows to the front, double glazed window to the side and oak door to utility.

Family Area

13' x 11' (3.96m x 3.35m)

Double glazed French doors opening out to patio area overlooking the fields, double glazed window to the side, ceramic tiled flooring and radiator.

Utility Room

5' 10" x 5' 8" (1.78m x 1.73m)

Stable style UPVC door with double glazed panel to side, base cupboard, space and plumbing for washing machine, space for dryer, stainless steel sink and drainer, Walnut work surface, ceramic tiled flooring, central heating boiler, double glazed window to the rear, extractor fan and radiator.

Cloakroom

Double glazed obscure glass window to front, vanity wash hand basin, WC, tiled to splash back, extractor fan, heated chrome towel rail, ceramic tiled flooring and oak door.

First Floor

Landing

Galleried landing with two tube tunnels, loft access, radiator, large airing cupboard housing hot water tank and oak doors to bedrooms and bathroom.

Bedroom One

11' 7" plus door recess x 11' 1" into wardrobes (3.53m plus door recess x 3.38m into wardrobes)
Double glazed window to the rear with views across the fields, fitted wardrobes, radiator, television point and oak door into:

En-Suite

Double glazed obscure glass window to the side, shower cubicle, part tiled, wall mounted wash hand basin, WC, extractor fan, shaver point and heated chrome towel ladder.

Bedroom Two

11' 5" into wardrobes x 11' (3.48m into wardrobes x 3.35m)
Double glazed window to the side, fitted wardrobes, radiator, television point and oak door into:

En-Suite

Double glazed obscure glass window to side, double shower cubicle, vanity wash hand basin, part tiled, WC, extractor fan, shaver point, ceramic tiled flooring and heated chrome towel ladder.

Bedroom Three

11' 11" x 10' 4" (3.63m x 3.15m)
Double glazed window to the rear with views over the field, radiator and television point.

Bedroom Four

11' 4" x 8' (3.45m x 2.44m)
Double glazed window to the side, radiator and television point.

Bathroom

Velux roof window, bath with shower over, part tiled, vanity wash hand basin, WC, extractor fan, shaver point, and heated chrome towel ladder.

Outside

Garden

The property stands within a good sized plot and has garden all round, low level timber fencing to rear enhanced with hedge saplings to provide uninterrupted views across the fields and towards the church, two patio areas, good size lawned area to side, flower beds containing new shrubs, outside tap, security lighting, gravelled driveway with parking for several vehicles, timber five bar gate leading to driveway, pedestrian five bar gate opening to pathway leading to front and further lawned area to front.

Detached Single Garage

Up and over door to front, pedestrian door to side and pitched roof.

Council Tax

Local Authority: Stratford District Council 01789 267575

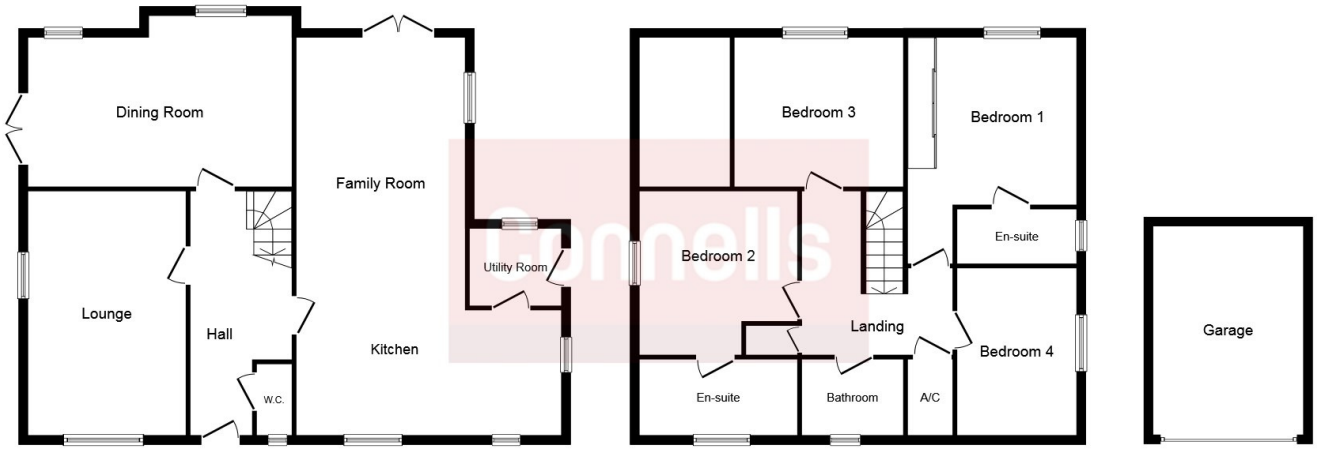
www.stratford.gov.uk/council/bandings.cfm

Viewings

By prior appointment with the selling agent.











This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
WELLESBOURNE CV35 9QP

directions to this property:
From our Connells office, continue along Bridge Street past the Stags Head Inn and turn right into the Stratford Road. Ninevah is located along on the right hand side.

EPC Rating: B

Tenure: Freehold

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