



**4 CHARLECOTE ROAD, WELLESBOURNE**

**SECCOMBES**

CHARTERED SURVEYORS



**4 CHARLECOTE ROAD  
WELLESBOURNE  
WARWICKSHIRE  
CV35 0LS**

*Situated 5 miles from Stratford-upon-Avon, 7 miles to Warwick and Leamington Spa, and within 5 miles of Junction 15 of the M40 Motorway at Warwick*

**A SUBSTANTIAL DETACHED PROPERTY  
OFFERING OPPORTUNITY FOR A SELF  
CONTAINED ANNEXE OR ANCILLARY  
ACCOMMODATION STANDING IN  
GARENS OF APPROXIMATELY 1/3 ACRE**

Entrance Hall, Sitting Room, Garden Room, Dining Room, Kitchen/Breakfast Room, Utility, Pantry, Guest WC, Two Ground Floor Double Bedrooms & Shower Room, Three first Floor Double Bedrooms with Two Shower Rooms, Garage, Outbuildings, Studio. EPC Band: D

Viewing through: **Kineton office**

Tel: 01926 640498

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**Wellesbourne** is ideally located a short distance to the South of Leamington Spa and Warwick, where transport links to London and the West Midlands are available on the M40. The mainline railway from Warwick Parkway provides regular services to London Marylebone and Birmingham.

The village offers a wide range of facilities, including: shops, post office, restaurant, public houses, cafés, doctors surgery with pharmacy, two supermarkets, primary school and library. The surrounding countryside offers a wide range of outdoor pursuits, with the delightful Cotswold Hills a few miles to the South.

**4 Charlecote Road** is set well back from the street with a large private driveway and is understood to have been originally constructed in the mid 1950's.



Considerable extension and alterations result in an exceptional detached house of some 3160 sqft (including the outbuildings). The property offers an ideal opportunity for those looking for ancillary accommodation attached to the main house, a potential self-contained holiday let or a suite of offices attached to the main house, subject to necessary planning. The current owners have undertaken considerable works to the property including; a new principal bedroom suite to the first floor, replacement roof, complete redecoration and flooring, incorporation of the previous annexe into the main house and landscaping of the garden. The property now offers a versatile home, ideal for purchasers looking for more than a traditional five bedroom detached house. The gardens and grounds are understood to amount to approximately 0.3 acre.







## GROUND FLOOR

**Entrance Hall** with glazed front door and matching windows either side, Karndeian wood effect flooring, under stairs cupboard and vaulted ceiling to first floor. **Sitting Room** with double aspect to front and side of the property, Karndeian wood effect flooring, glazed double doors opening to **Garden Room** with windows to three sides, including glazed double doors to rear garden and part glazed door to **Kitchen/ Breakfast Room**. Double aspect to front and rear of the property, including glazed double doors to rear garden, tiled floor and fitted with a range of matching painted kitchen units to three walls under a 'Maia' granite effect worktop. 1½ bowl sink, four ring induction hob, integrated high-level double electric oven, microwave/steam oven, dishwasher. Matching central island and dresser unit. L-shaped breakfast bar, space for fridge freezer and matching kitchen units to side with wall cupboards over. **Utility Room** fitted with an L-shaped worktop to two walls with cupboards under, space and plumbing for washing machine, space for tumble dryer, window to rear. **Pantry** fitted with a single worktop to one wall with storage cupboards under, space for fridge and freezer, windows to rear. **Guest Cloakroom** fitted with close couple WC, wall mounted wash hand basin. **Boiler Cupboard** with twin wall mounted gas fired boilers operating the main house and the former annexe independently. **Dining Room** triple aspect to rear and side of the property, glazed double doors to rear garden. Ornamental fireplace with electric fire. **Guest Bedrooms:** comprising **Two Double Bedrooms** and **Shower Room** with large walk-in shower, wash hand basin and close coupled WC, towel radiator, extractor fan.



## FIRST FLOOR

**Landing** with windows to front and rear and overlooking the Entrance Hall. Airing cupboard with hot water cylinder. **Principal Bedroom Suite** with window to rear, range of built-in wardrobe cupboards and storage units, adjoining **Dressing Room** with window to rear and **En suite Shower Room** with large walk-in shower, close coupled WC, pedestal wash hand basin, obscured windows to front and towel radiator. **Bedroom Two** with double aspect to front and rear of the property and a range of built-in wardrobe cupboards. **Bedroom Three** with outlook to the rear of the property. **Shower Room** with large walk-in shower cubicle, integrated vanity unit with sink and storage cupboards under and WC with concealed cistern. Window to front and towel radiator.

## OUTSIDE

To the front of the property a private drive provides ample parking for several vehicles, outside lighting and raised front lawn with mature trees and shrubs to borders. Double gates to the side of the property continue to further parking area and **Detached Double Garage** with up and over door to front, personal door to side, electric light and power supply. The enclosed rear garden is laid predominantly to lawn with flower beds, seating areas and pathways to borders. **Three timber built Sheds.** **Studio/Office** with glazed double opening doors and window to side, fitted worktop, light and power supply. Adjoining the rear of the property is paved terrace with covered seating area, outside lighting and power supply. The whole amounts to approximately 0.3 acre.



## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water and electricity are understood to be connected to the property. Drainage is to a private system. Central heating is provided by Gas fired boilers in the Boiler cupboard.

### Council Tax

Payable to Stratford District Council. Listed in Band F

### Energy Performance Certificate

Current: 67 Potential: 76 Band: D

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

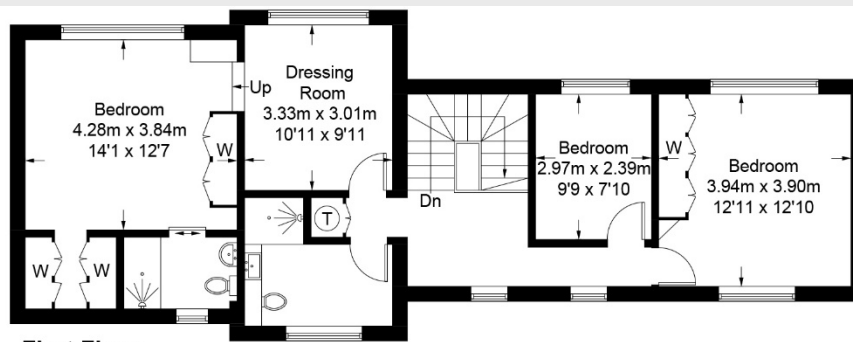
### Directions

From the village centre, proceed North-West along the Charlecote Road, passing the Kings Head public House, where the property will be found on the right hand side.

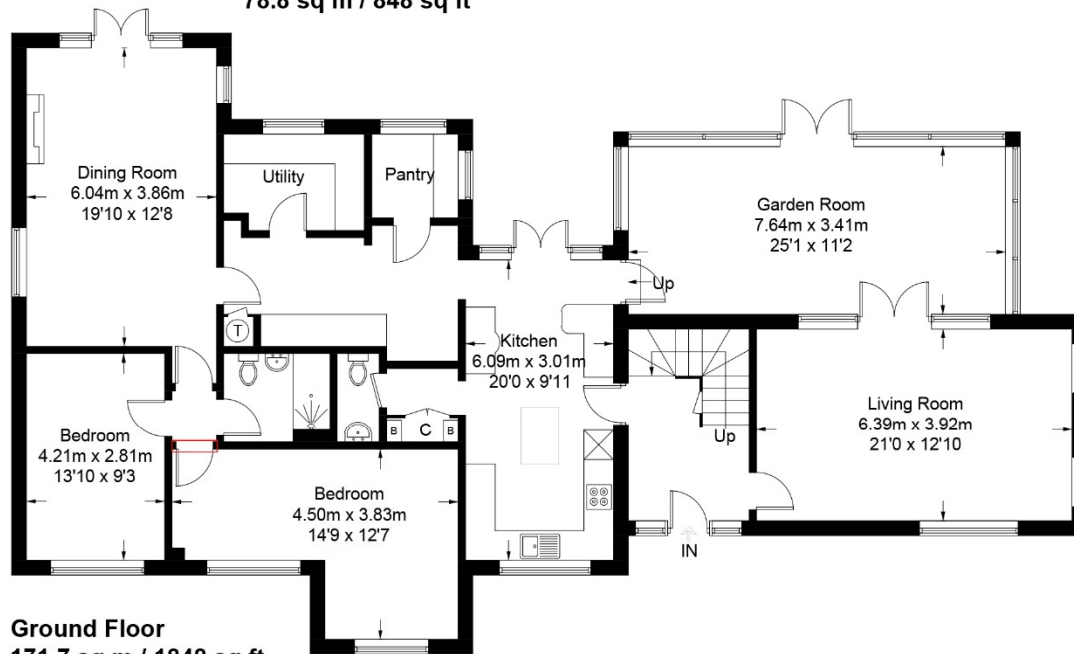
## IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

AJC/2091/01.05.2021



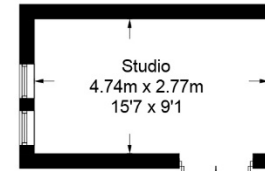
**First Floor**  
78.8 sq m / 848 sq ft



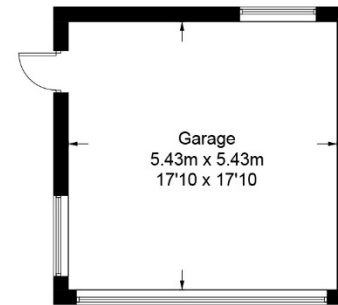
**Ground Floor**  
171.7 sq m / 1848 sq ft

Approximate Gross Internal Area = 250.5 sq m / 2696 sq ft  
Outbuildings (Studio / Garage) = 43.1 sq m / 464 sq ft  
Total = 293.6 sq m / 3160 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID756258)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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