



## Wyndspoint

Church Road  
Ullenhall

theAgents  
property consultants



# Wyndspoint presents a development opportunity that rarely comes along.

WYNDSPPOINT  
CHURCH ROAD  
ULLENHALL  
B95 5NR

## Summary

This spacious detached executive home is sitting on an enviable plot extending to 1.23 acres in the highly desirable village of Ullenhall, located on the edge of village the plot has an excellent level of privacy and provides uninterrupted views over the Warwickshire countryside. The property would benefit from updating but offers a buyer plenty of scope to add value, the plot would allow for a significant extension or a replacement dwelling subject to planning permission.

## Ground Floor

The porch leads into the spacious entrance hall with a gallery landing and downstairs cloakroom. Leading off the hallway is the open plan kitchen and dining room with a walk in pantry, patio doors open onto the garden to enjoy alfresco dining and a door to the side leads into the very large utility, from here you can gain access into the integral double garage, to the right of the hallway is the extremely generous living room with picture windows and patio doors opening onto the terrace, that frame the breathtaking view, there is a sun room that wraps around the side of the living room completing the ground floor. The stairs rise to the first floor.

## First Floor

The staircase rises to the first floor galleried landing, the bedrooms on this floor are all spacious double bedrooms. The principle bedroom is ensuite, with views over the rear garden. Bedroom two, three and four share the family bathroom. There is an extremely large loft space on this floor.

## Outside

The ample in and out driveway has parking for multiple cars and there is a separate detached large workshop (this is subject to an uplift clause, should it ever be separated from the main house and developed). The gardens are delightful and have mature species of trees and shrubs, the large terrace provides an excellent space for enjoying alfresco dining or soaking up the sun whilst enjoying the views. There is a large workshop in the garden this is subject to an uplift clause.

## Location

Henley in Arden 3 miles (trains to Birmingham Snow Hill and Stratford upon Avon), M42 (J3) 4 miles, M40 8 miles, Warwick 12 miles, Warwick Parkway Station 10 miles (trains to London Marylebone), Birmingham Airport 18 miles (distances approximate) Services to the Property

## Local Authority

Stratford Upon Avon District Council

## Energy

Oil, Mains Water, Electric

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## EPC Rating

Band F

## 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. For a free valuation, contact the numbers listed on the brochure.

















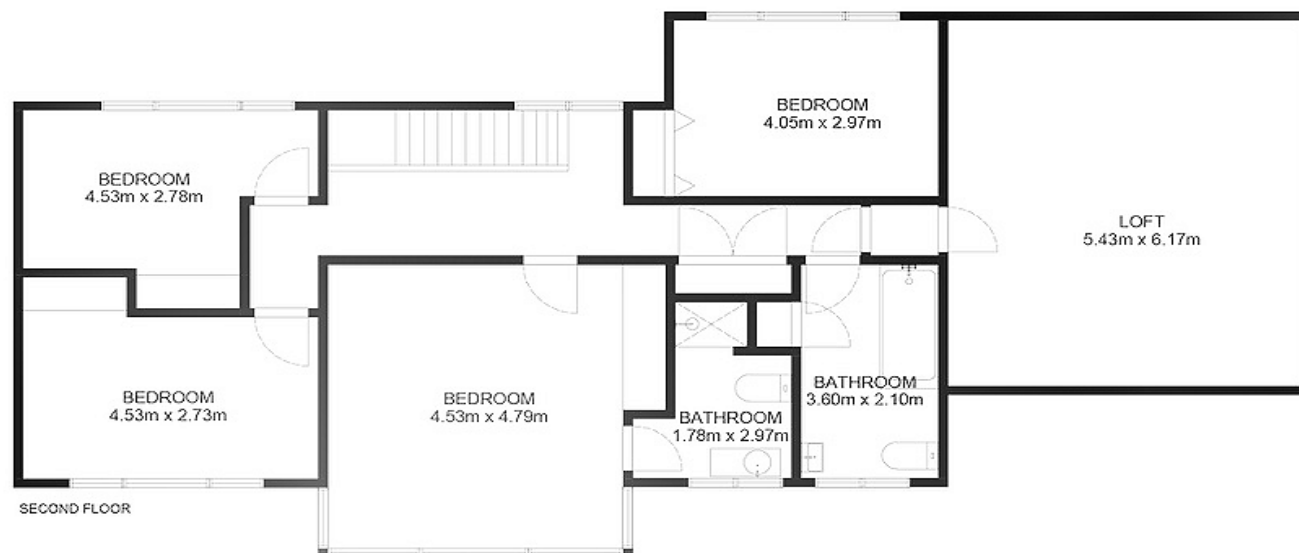
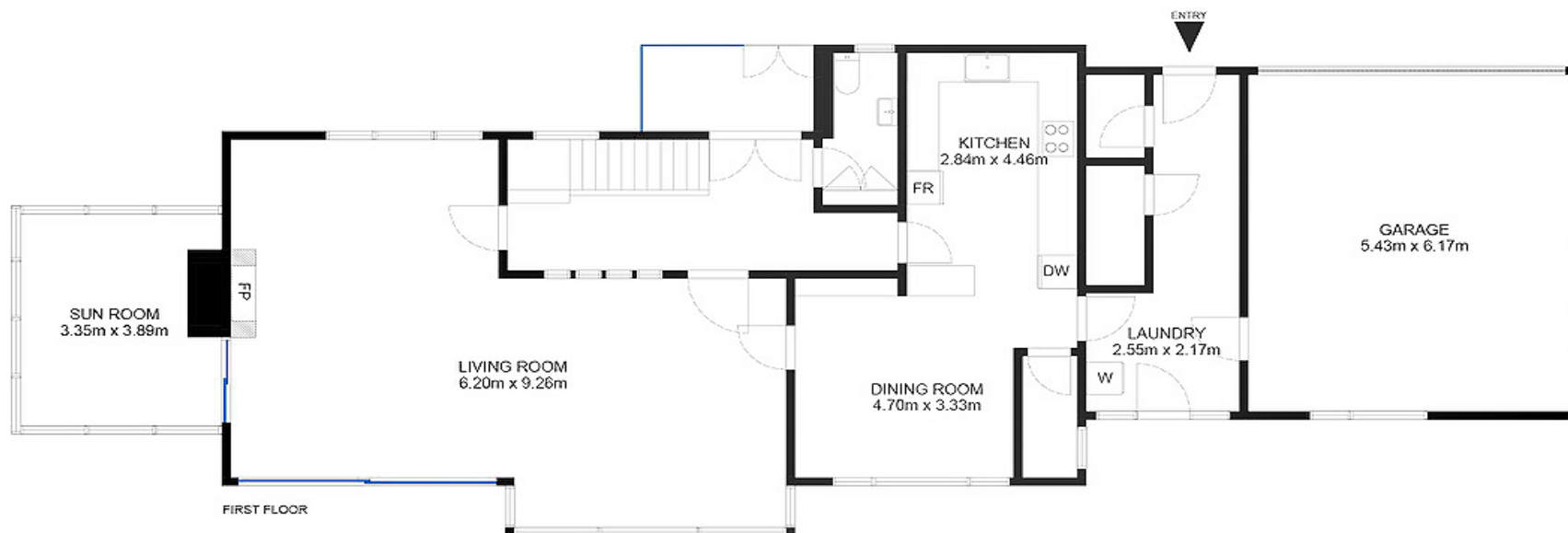
















theAgents  
property consultants

116A High Street,  
Henley-in-Arden, Warwickshire  
B95 5BS  
Henley in Arden Office: 01564 332 550  
Park Lane Office: 0207 0791 454  
sales@theagents.properties  
www.theagents.properties

**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.