



MOUNTFORD CLOSE, WELLESBOURNE

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

26 MOUNTFORD CLOSE WELLESBOURNE WARWICKSHIRE CV35 9QQ

5 miles to Stratford-upon-Avon
7 miles to Warwick and Leamington Spa
5 miles to Junction 15 of the M40 motorway

A DOUBLE FRONTED DETACHED PROPERTY IN A DESIRABLE RESIDENTIAL AREA CLOSE TO THE VILLAGE PRIMARY SCHOOL

- Entrance Hall
- Guest WC
- Sitting Room
- Dining Room
- Kitchen Breakfast Room
- Utility
- Storeroom
- Four Bedrooms
- Bathroom
- WC
- Garage
- Enclosed South-West Rear Garden
- EPC Rating D

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk



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, restaurants, public houses, café, new 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.

26 Mountford Close Located on the southern side of the highly desirable Mountford Close, the property is within a short walk of the village centre and all the local facilities and the popular village primary school.

Understood to have been one of the former RAF officers houses and constructed in the 1950's the property today comprises an attractive double fronted house with single garage to one side adjoining the neighbours single garage. Set back from the street behind a mature hedgerow with a driveway to the side, the property benefits from a level South-West facing garden to the rear.

The accommodation enjoys high ceilings, large windows and spacious living rooms and principal bedroom. Conversion of the passageway between the garage an house now provides a useful utility and store room. The property offers much potential for extension subject to necessary planning and consents.

GROUND FLOOR

Entrance Hall with feature central staircase leading to first floor, wood floor and under stairs cupboard. **Guest WC** with WC and wash basin set to storage unit, with concealed

cistern, obscured window, tiled floor and towel radiator. **Sitting Room** double aspect to front and rear with sliding patio doors to rear garden. Feature stone fireplace with tiled hearth. **Dining Room** outlook to rear. **Kitchen/Breakfast Room** double aspect to front and rear with double doors to rear garden. Tiled floor, range of built-in matching wood fronted units, granite effect worktop to two walls. Twin bowl single drainer sink, five ring gas hob with extractor hood over. Integrated dishwasher, built-in double electric oven, integrated fridge with separate freezer unit under. Built-in storage cupboards and matching dresser unit. **Side passage/Utility** with part glazed doors to the front and rear of the property. Space and plumbing for washing machine, tiled floor. **Storeroom** with space for American style fridge freezer and built-in cupboards.

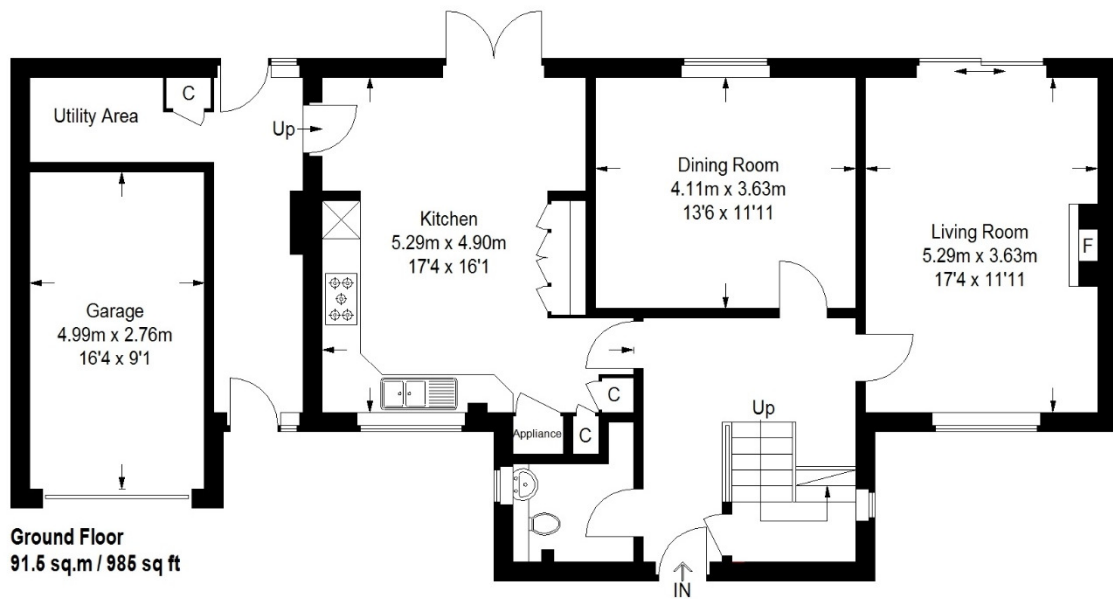
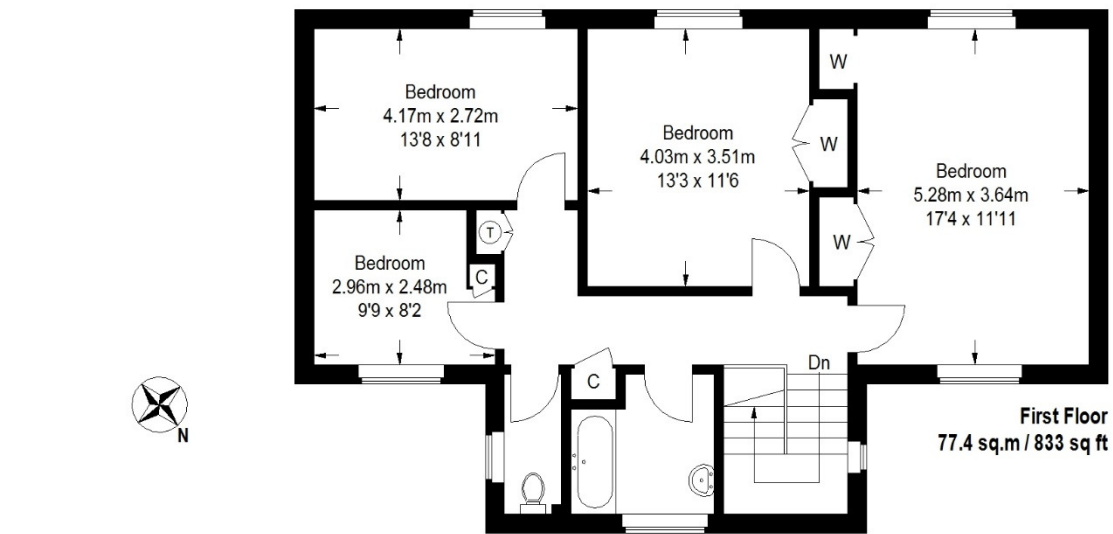
FIRST FLOOR

Landing with stained glass window to side, built-in cupboard and separate built-in airing cupboard. Access to loft space. **Bedroom One** double aspect front and rear, range of built-in wardrobe cupboards and hanging space. **Bedroom Two** outlook to rear built-in double wardrobe cupboard. **Bedroom Three** outlook to rear. **Bedroom Four** outlook to front and built-in wardrobe cupboard. **Bathroom** fitted with white double ended panelled bath with central taps and separate shower over. Pedestal wash hand basin, chrome towel radiator and obscured glazed window to front. **WC** fitted with close couple WC and obscured window to side.

OUTSIDE

To the front of the property a low-level beech hedge borders the pavement, with block paved pathway leading to entrance portico and front door. Lawn garden either side with mature trees shrubs and plants and a block paved driveway from the road provides parking for several vehicles and leads to single **Garage**. Up and over door to front. Access with pedestrian gate to the side of the property opens to rear garden, with paved terrace running the full width of the property, stepping up to a lawn garden with mature shrubs and borders to boundaries fruit trees and outside water supply and **Garden Shed**.





Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 182.9 sq m / 1969 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID879436)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, gas and electricity are understood to be connected to the property. Central heating is provided by Gas fired boiler in the Kitchen

Council Tax

Payable to Stratford District Council.

Listed in Band E

Energy Performance Certificate

Current: 61 Potential: 77

Band: D

Fixtures and Fittings

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

Directions

CV35 9QQ

From the village centre take the B4087 Newbold Road past the shops and then the first right into Mountford Close. Follow the road around to the right where the property will be found on the right hand side.

WHAT-3-WORDS

///lordship.fools.neatly

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.

CS/AJC/2143/18.07.2022

2 Banbury Street
 Kineton CV35 0JS
 01926 640498
 sales@colebrookseccombes.co.uk

COLEBROOK
 SECCOMBES