



MOUNTFORD CLOSE, WELLESBOURNE

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46 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 SUBSTANTIAL DETACHED
BUNGALOW LOCATED IN A
QUIET STREET WITHIN EASY
WALKING DISTANCE OF
THE VILLAGE CENTRE**

- Entrance & Inner Hall
- Sitting Room
- Dining Room
- Study
- Kitchen Breakfast Room
- Utility Room
- Five Bedrooms
- Bathroom
- Shower Room
- Private drive & Garage
- Gardens Front and Rear
- EPC Rating E

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.

46 Mounford Close is positioned almost exactly halfway around the close, the property comprises a substantial detached bungalow which has been subject to various alteration and reconfiguration over the decades. Understood to have been originally constructed in 1960's the current owners of over fifty years have maintained and present the property to an excellent standard today.

The current arrangement of the accommodation allows potential for the southern wing of the property to be altered to provide a separate annexe with private access to the front and rear of the property. The current owners explored this option with detailed plans drawn up.

To the rear a substantial South-East facing garden is enclosed by a high level private hedge providing a private sheltered space.

GROUND FLOOR

Entrance Hall with feature stonefaced wall, large obscured window to front, Amtico flooring. Walk in Cloaks cupboard. **Sitting Room** large picture window to rear and door to garden. Coal effect gas fire open plan to **Dining Room**, with walk-in bay window to rear. **Study** with single window to side.

Kitchen/Breakfast Room fitted with a range of matching units under an L-shaped marble effect worktop to two walls, with inset stainless steel 1 ½ bowl sink with drainer to side. Built-in high-level electric oven, integrated four ring gas hob with extractor hood over. Integrated dishwasher under range of drawers and cupboards, space for fridge, matching separate worktop with further storage cupboards above and below and larder cupboard to side. Amtico flooring and outlook to front. **Utility Room** with tiled floor, window and door to front of the property plus door to garden. Fitted with a single L-shaped worktop to two walls including stainless steel sink, space and plumbing for washing machine, space for fridge freezer. **Inner Hall** accessed from the Entrance Hall with access to loft space, wardrobe cupboards and walk-in airing cupboard with hot water cylinder. **Bedroom One** window to rear and wardrobes to one wall. **Bedroom Two** window to rear and wardrobe cupboards with sliding mirror doors. **Bedroom Three** window to front. **Bedroom Four** window to front. **Bathroom** fitted with panelled bath, WC and wash hand basin set to a vanity unit with storage cupboards and enclosed shower cubicle with glazed folding doors. Fully tiled walls and obscured window. Adjoining the utility room- **Bedroom Five** built-in wardrobes and window to side. **Shower Room** with pedestal wash hand basin, close coupled WC, shower cubicle towel radiator, tiled walls and floor, extractor fan and window to side.

OUTSIDE

To the front of the property a block paved driveway from the street provides ample parking, with mature flowerbeds and ornamental borders and lawn. Outside light. **Garage** with electric up and over door and personal door to side. Obscured windows, electric light and power supply, wall mounted gas fired boiler. Door to Utility Room. Rear garden is fully enclosed and laid predominantly to lawn with high-level hedge to boundary, providing a sheltered Southeast facing garden, which has been attractively landscaped with sunken patio and paved terrace adjoining the rear of the property. **Garden Shed**. Outside lighting and water supply.





Ground Floor (Including Garage)
191.2 sq m / 2058 sq ft

Approximate Gross Internal Area (Including Garage)
191.2 sq m / 2058 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID879439)

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

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

Council Tax

Payable to Stratford District Council.

Listed in Band G

Energy Performance Certificate

Current: 45 Potential: 79

Band: E

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

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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/2138/18.07.2142

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

colebrookseccombes.co.uk

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