



## Staple Hill House Staple Hill, Wellesbourne

Guide Price **£300,000**



## Staple Hill

### Staple Hill House Staple Hill, Warwick

A Beautifully Presented First-Floor Apartment in an Elegant Country House Setting

Set within the landscaped grounds of a distinguished period country house, this spacious two-bedroom apartment combines the charm of historic architecture with stylish, modern interiors. Residents enjoy access to beautifully maintained communal gardens, an outdoor swimming pool, private allocated parking space, communal off-street parking for additional vehicles and guests, and a garage with power and lighting.

A private entrance opens into a generous dining room with excellent built-in storage. From here, a hallway leads to the bedrooms and main living areas.

The master bedroom is bright and well-proportioned, featuring a large fitted wardrobe and a contemporary en-suite shower room. The second bedroom is also a comfortable double, offering flexibility as a guest bedroom, home office or additional living space. A sleek, modern family bathroom serves this room.

At the far end of the hallway lies a light-filled living room, where large windows frame views of the gardens. The adjoining kitchen is modern in design, featuring real granite worktops, fitted units, integrated appliances, and ample work surfaces—providing a practical yet welcoming space for cooking and entertaining.





The surrounding grounds are immaculately maintained, with sweeping lawns, mature planting, and the added attraction of a residents' outdoor swimming pool.

This appealing home offers a rare opportunity to enjoy the tranquillity of a period country house setting, enhanced by contemporary comforts and practical features.

The apartment also benefits from a share of the freehold status, offering added long-term appeal and security.

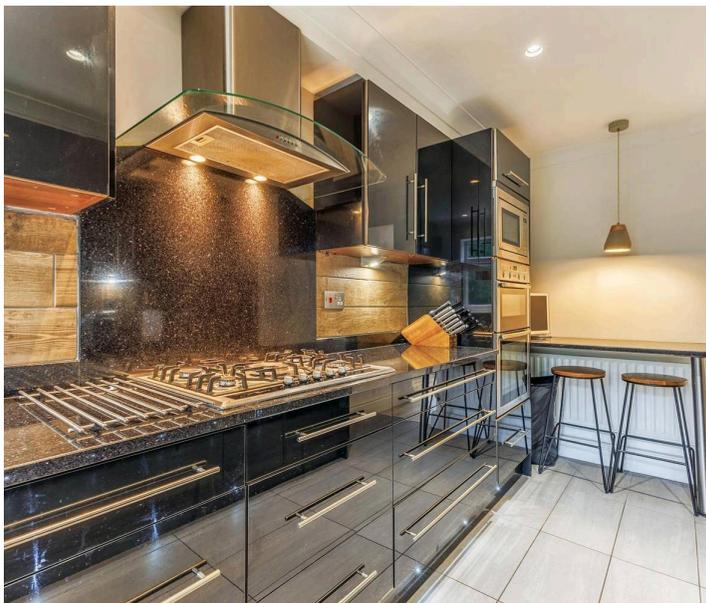
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Wellesbourne is a thriving and well-regarded village situated close to the River Dene and just a few miles from historic Stratford-upon-Avon and Warwick. The village offers excellent amenities including: a Primary School, several Playgroups and Nurseries, two Doctors' Surgeries, a Dental Practice, Pharmacy, Optician, and Vets. There is a range of local shops including a Co-op Supermarket, Butcher, Baker, Post Office, Hairdressers and Barbers, along with a selection of Cafés and Takeaways.

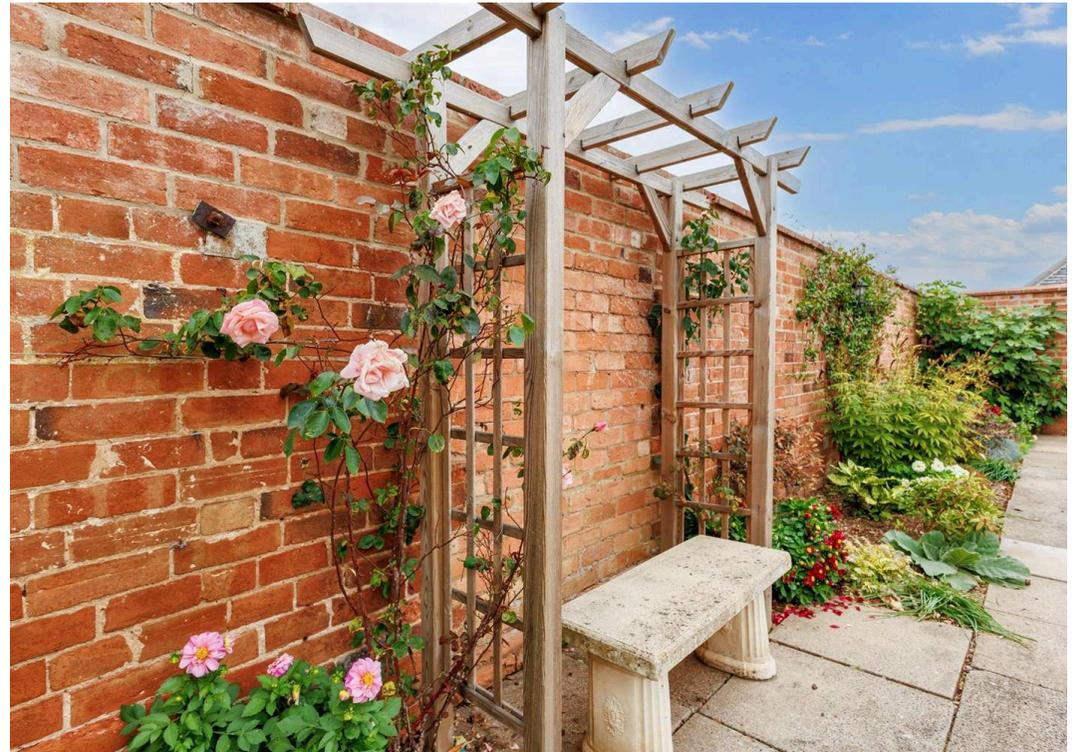


#### **DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

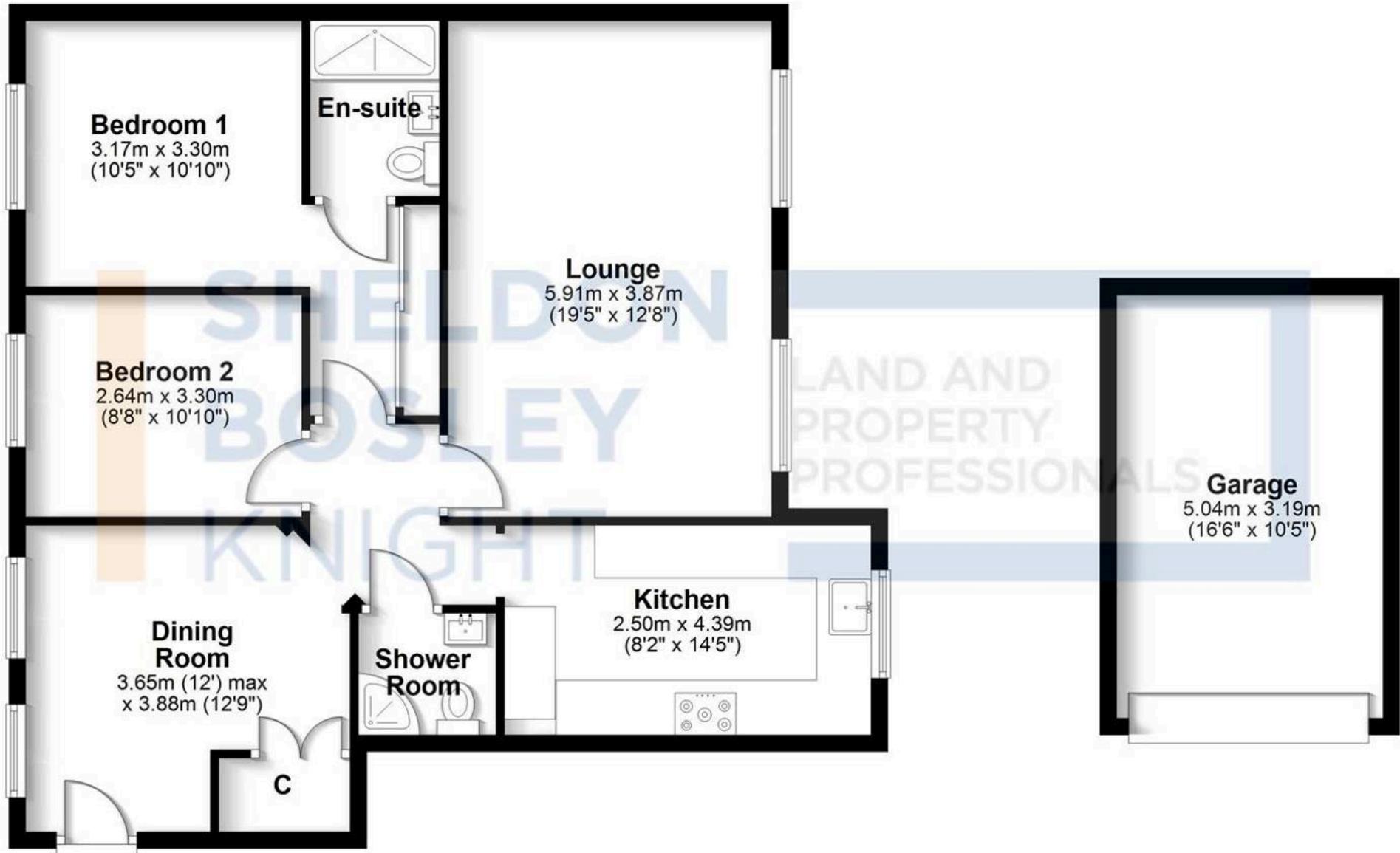
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



## Ground Floor

Approx. 99.2 sq. metres (1068.3 sq. feet)



Total area: approx. 99.2 sq. metres (1068.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



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