



Connells

Hammond Green
Wellesbourne Warwick



Property Description

Connells are delighted to present this stunning five bedroom executive detached family home, situated on a highly sought after street in the heart of the village of Wellesbourne. Modernised and refurbished to an extremely high standard, this fantastic property benefits generous living accommodation throughout, including a spacious lounge, kitchen/dining room, with integrated appliances, utility, cloakroom, four good sized bedrooms with an en suite to the guest bedroom on the first floor and a breathtaking master suite with free standing bath on the second. The property also offers driveway parking and a Home Office. Viewing essential!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwick.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well

served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

Entrance Hallway

Spacious and welcoming entrance hall having stairs rising to the first floor, laminate flooring, a useful under stairs storage cupboard, a radiator, double glazed window to the front elevation and doors off to the lounge, kitchen/dining room and;

Cloakroom

Modern white suite comprising a low level WC, wash hand basin, a radiator and a double glazed window to the front elevation.

Lounge

24' 5" into bay x 10' 8" MAX (7.44m into bay x 3.25m MAX)

Light and airy dual aspect lounge with double glazed bay windows to the front and rear elevation, laminate flooring, two radiators and a television point.

Kitchen/Dining Room

19' 6" x 11' 8" MAX (5.94m x 3.56m MAX)

Contemporary fully fitted kitchen with a range of grey gloss wall and base units and

complimentary work surfaces over, sink and drainer unit, eye-level integrated double electric oven, integrated five ring induction hob and extractor hood, integrated microwave, dish washer and fridge freezer, tiling to the splash back areas, laminate flooring and ceiling downlighters. having ample space for dining area, double glazed window to the rear elevation, double glazed bay window to front elevation, radiator and door leading through to the;

Utility

Partially tiled utility offering work top, additional storage, space and plumbing for a washing machine and tumble dryer, radiator and door leading out to the garden.

First Floor

Landing

Stairs from the ground floor, access to the second floor, airing cupboard, loft hatch and doors off to all rooms.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

Double glazed window to the rear elevation, fitted wardrobes, a radiator and a door through to the;

En Suite

Modern white suite having a low level WC, wash hand basin, walk in shower cubicle with rainfall shower inset, ceiling downlighters, an obscure double glazed window to the rear elevation and a radiator.

Bedroom Three

11' 8" x 10' 5" (3.56m x 3.17m)

Double glazed window to the rear elevation and a radiator.

Bedroom Four

11' 11" into bay x 10' 4" MAX (3.63m into bay x 3.15m MAX)

Double glazed bay window to the front elevation and a radiator.

Bedroom Five

9' 10" into bay x 9' 3" MAX (3.00m into bay x 2.82m MAX)

Double glazed bay window to the front elevation and a radiator.

Bathroom

Partially tiled modern bathroom having white suite comprising a low level WC, wash hand basin, bath with a shower over, ceiling downlighters, obscure double glazed window to the front elevation and a heated chrome towel rail.

Second Floor

Landing

Bedroom One

27' 11" x 15' 5" (8.51m x 4.70m)

Spectacular master suite benefiting purpose built storage cupboards, ceiling downlighters, four Velux windows to the front elevation and a further two double glazed windows to the rear, feature free standing bath, laminate flooring and three radiators.

Outside

Front

Rear Garden

Low maintenance garden laid to patio and decking, with storage shed, gate to driveway and brick and timber fences to the boundary.

Home Office

Great versatile room currently used as a home office with electricity, ceiling downlighters, heating, laminate flooring and sliding doors to the garden.

Agents Note

We believe there to be an annual service charge payable to the management Company of approximately £100, however this will need to be verified by your Conveyancer.

Council Tax

Local Authority: Stratford District Council





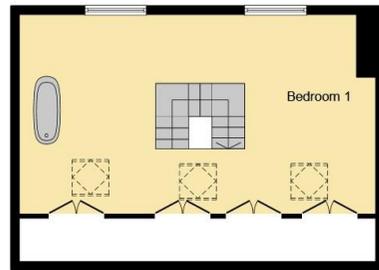




Ground Floor



First Floor



Second Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Bridge Street
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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