

THE LITTLE HOUSE

17 CHESTNUT SQUARE • WELLESBOURNE



THE LITTLE HOUSE

17 CHESTNUT SQUARE
WELLESBOURNE

A fine, principally Queen Anne family home conveniently located in the conservation area in the delightful village of Wellesbourne

Entrance hall • Dining room • Sitting room • Drawing room
Morning room • Kitchen/breakfast room • Study • Pantry
Cloakrooms • Studio/garden room • Wet room

Cellar

6 Bedrooms • 5 Bathrooms • Dressing room

Walled fore garden with mature hedging • South westerly orchard garden • Large west facing landscaped rear garden

Brick outbuilding, formerly two stables

Carport and parking for up to 5 cars

Stratford upon Avon 6 miles • M40 (J15) 4.5 miles
Warwick 6 miles • Warwick Parkway Station (Intercity trains to London Marylebone from 69 mins) • Banbury 15 miles
Coventry 18 miles (Intercity trains to London Euston from 60 mins)
(All distances & times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

- The Little House is centrally situated in the heart of the traditional village of Wellesbourne with fine period properties around and close to amenities
- Wellesbourne is a large village with a wide variety of facilities for day to day requirements including a primary school, doctor's surgery, shops, churches, garage, public houses and sports facilities
- There is a wide range of private, state and grammar schools in the area to suit most requirements including The Croft Prep School, Stratford Grammar Schools, King's High School for Girls, Warwick Prep School and Public School for Boys in Warwick, Arnold Lodge School and Kingsley School for Girls in Leamington Spa
- The village is ideally situated for access to the motorway network with junctions 12, 13 and 14 of the M40 all being readily accessible giving excellent communications to London and the South East as well as the rest of the country
- There is an intercity train service from Warwick, Warwick Parkway, Leamington Spa and Banbury to London Marylebone
- There are a number of golf courses in the area and racing at Warwick, Stratford and Cheltenham
- Stratford upon Avon is the region's cultural centre with its Shakespearean heritage and theatres
- The Cotswolds lie a short distance to the south

Description of property

- The Little House is Grade II* listed, principally Queen Anne with earlier elements and later Georgian and Victorian architecture
- The decoration has been tastefully matched throughout the property providing an elegant style
- The layout is such that it would be possible to use the house for formal and informal living, ideal for both entertaining and relaxed family living
- There is an elegant entrance hall
- The drawing room has cornices, an open fireplace, small butler's pantry and French doors to the patio garden





- The dining room has cornicing, fine open fireplace with carved wooden Adams fireplace with coal effect gas log fire in a raised Georgian grate, separate door to crockery cupboard and shutters to all windows
- The panelled sitting room has a large farmhouse style inglenook fireplace with wood burner and exposed ceiling beams. This room works well with the study and morning room as a comfortable family living space
- Superbly appointed kitchen with painted units with granite work tops, island unit, Range cooker and integrated appliances. Useful pantry with storage and shelving
- Separate wet room and wc
- Above the family living space are two bedrooms with en suite bathrooms and a sitting room which would be ideal as staff accommodation for a nanny or au pair, being conveniently located close to the kitchen and the pantry
- The cellar provides good storage space and works well as a wine store, being dry with good ventilation
- On the west side of the house are four first floor bedrooms including the master suite with dressing room, gas fireplace and secondary glazing
- Bedrooms 3 and 4, accessed off the main landing, are linked together but separated by double internal doors
- Bedroom 4 is accessed via a separate hallway located off the main landing
- Bedroom 2 is located off the main landing
- Off the first floor, a charming 16th century wooden staircase leads to the attic space



Gardens and grounds

- The front of the house is elevated and well presented with both walling, hedgerow and a wrought iron gate, and has charming wisteria clad façade
- The back door leads to a horseshoe shaped courtyard with a stone patio ideal for outdoor entertaining
- The style and makeup of the garden and grounds continue to reinforce the charm and character of the property
- The well-established gardens are influenced by the vendors' travels through Italy, the Mediterranean and Tropics and also reflects their passion for English country houses. The planting scheme has been well thought out, with an eye for longevity, visual perspective and is sure give joy and colour all year round; a real garden for all seasons
- Two stores
- There is a courtyard and two car carport located at the rear of the property with additional parking accessed via the Stratford Road and provides further access to the garden
- The annexe, attached to the house (formerly a one bedroom cottage) provides a studio, cloakroom and storage room with storage above

Services

All mains services are connected to the property. Gas fired central heating. Security system. Broadband is available.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (CV35 9QS)

From the M40 (J15) take the A429 signposted to Stow. Proceed along the Barford by-pass and at the 2nd roundabout turn left signposted to Wellesbourne. Proceed into the village and turn right, around the gyratory system into Bridge Street. After about 0.25 mile, on entering Chestnut Square, The Little House will be found on the right, recognisable by the fine facade.





Terms

Tenure: Freehold

Local Authority:

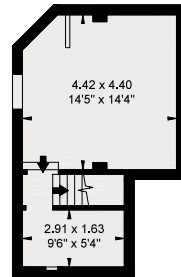
Stratford on Avon District Council.

Telephone: 01789 267575

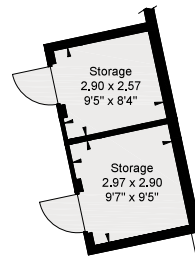
Council Tax Band: G

Viewing

By prior appointment with the agents.



Cellar



Outbuilding

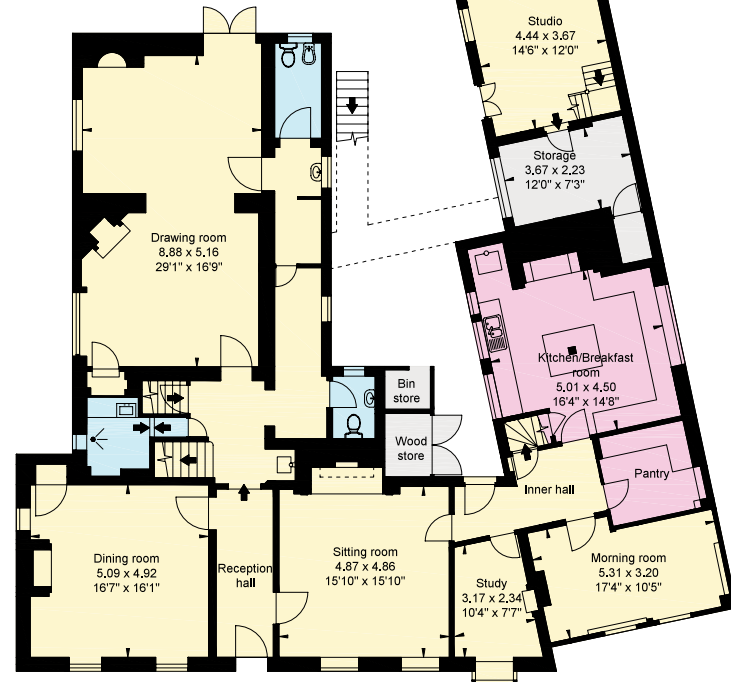
Approximate Gross Internal Floor Area

House: 506 sq m (5,447 sq ft)

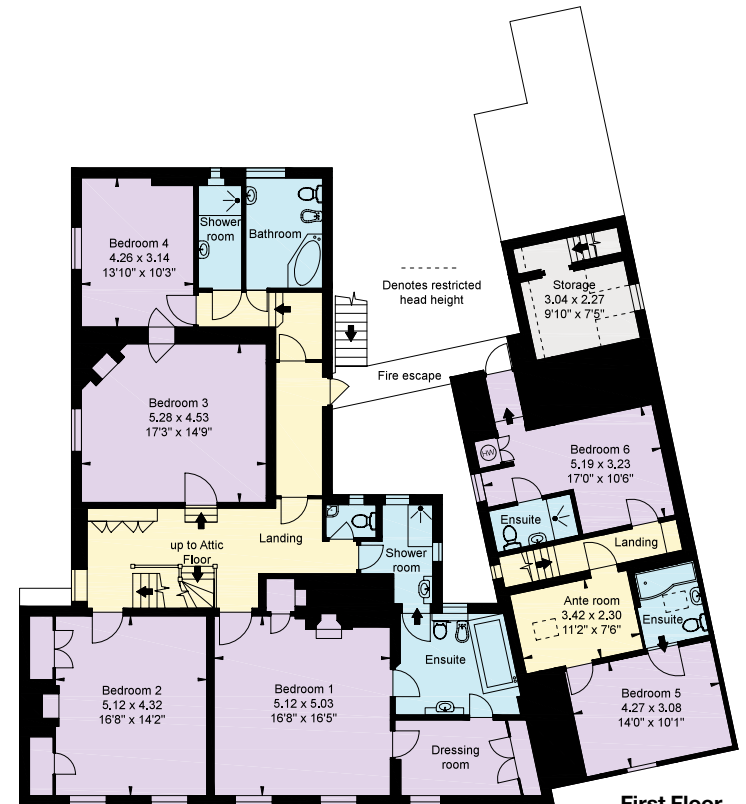
Outbuilding: 16 sq m (172 sq ft)

Total: 522 sq m (5,619 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



01789 297735

**Bridgeway House, Bridgeway
Stratford upon Avon CV37 6YX
stratford@knightfrank.com**

KnightFrank.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated January 2017. Photography dated: 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.