

Peter Clarke



51 Hammond Green, Wellesbourne, Warwick, CV35 9EY

£335,000

A superbly appointed and much improved three storey village home boasting re-configured accommodation catering for a demanding modern day family who will benefit from versatile living space throughout. The property requires immediate inspection to appreciate the close proximity to the village centre and all its amenities, along with popular transport networks which includes the M40 motorway corridor.



WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsbury's, Churches, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

APPROACH The property sits comfortably back behind a tarmacadam driveway with shaped laid lawn with inset evergreens and paved pathway extending to a UPVC double glazed front door allowing access to a:

STORM PORCH Having quarry tiled flooring, door to useful storage area and a partially glazed door allowing access to the main accommodation.

RECEPTION HALL Having dog leg staircase rising to the first floor with useful tailor made storage cupboards beneath, half glazed door with cat flap to rear garden.

GUEST CLOAKROOM Having low flush WC with frosted double glazed window over, pedestal wash hand basin and recessed spot lighting to ceiling.

From the reception hall, either a glazed door or a solid wood door allows access to:

DINING KITCHEN This superb focal point of the ground floor converted ground floor room formally the garage, offers a kitchen area to one side with a range of fitted floor mounted base units incorporating corner carousel units, recess ideal for range cooker with 'Stoves' extractor over, complimentary quartz work surfacing with 1 1/2 sink unit with double glazed window over, double doors to useful pantry, recess spot lighting to ceiling and ceramic flooring extending through to dining/breakfast area. Having double glazed double doors offering access to:

CONSERVATORY Having matching ceramic flooring, UPVC double glazed windows and roof light glazing and double doors to the rear garden.



FIRST FLOOR LANDING Having staircase rising to second floor and doors leading off to:

LOUNGE This comfortable main reception room offers views to the front of the property via a double glazed window and double doors to 'Juliet' balcony. The focal point of the room stands a feature fire surround with marble inset and hearth, living flame gas fire.

BEDROOM 4/HOME OFFICE A versatile family room with views to the rear elevation via double glazed window and having double doors to 'Juliet' balcony and having recessed spot lighting to ceiling.



BEDROOM ONE A pleasant bedroom with views to the front elevation via a double glazed window.

BEDROOM TWO Offering views to the rear elevation via a double glazed window.

BEDROOM THREE Having views to the rear elevation via a double glazed window.

FAMILY BATHROOM This superb modern bathroom boasting a stand alone roll topped claw foot bath, walk-in shower cubicle with glazed screen and full height tiling to a shower, pedestal wash hand basin, low flush WC, ceramic tiled flooring, frosted double glazed window to front elevation and recessed spot lighting to ceiling.



ENCLOSED REAR GARDEN This south easterly facing garden offers a laid lawn with stepping stone pathway proceeding to paved terrace area with access to rear right of way, boundary close board fencing with creeping planted vines.

GENERAL INFORMATION

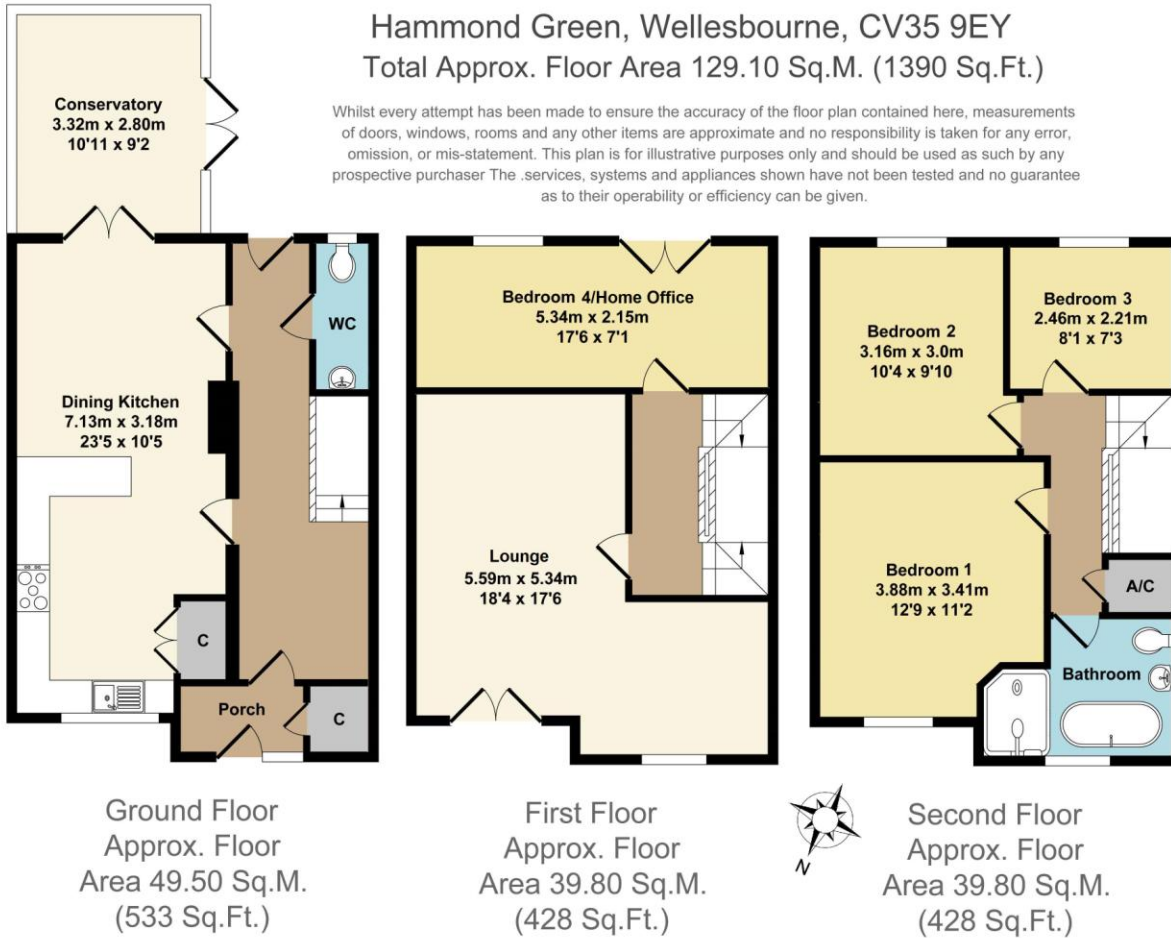
TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding. There is a charge for the upkeep of the communal



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Total Approx. Floor Area 129.10 Sq.M. (1390 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



areas which we are currently awaiting confirmation of the amount payable from the vendor.

SERVICES: We have been advised by the vendor there is mains gas, electrics and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band E**.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: From the bypass on the A429 take the first exit into Wellesbourne and the first turning left into Hammond Green. Proceed along to the central green play area and follow the road round to the right and the property can be found in within the cul de sac on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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