



Anderton Avenue Wellesbourne WARWICK CV35 9UQ

for sale
£465,000



Property Description

An extremely well-presented detached family home, offering four generous-sized bedrooms, including a principal bedroom with en suite. The property benefits from a brand-new open-plan kitchen/dining room, spacious lounge, separate dining room, utility room and cloakroom. Outside, there is a private rear garden, detached garage and off-road parking with EV car charger. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Introduction

Combining the peace and tranquillity of the countryside with the convenience of town and city living, Wellesbourne enjoys an enviable semi-rural setting in the heart of South Warwickshire.

Surrounded by beautiful open countryside, woodland and rivers, with a number of nearby National Trust properties, this highly sought-after village is ideally positioned for commuters and families alike. Stratford-upon-Avon, Warwick, Leamington Spa and Banbury are all within easy reach and offer an excellent range of shopping, leisure and cultural amenities. Larger centres, including Solihull, Coventry and Birmingham, are also accessible, with regular bus services connecting the surrounding towns and villages.

For those travelling further afield, railway stations at Stratford-upon-Avon and Warwick Parkway provide direct services to Birmingham, London and beyond, whilst Junction 15 of the M40 motorway lies approximately five miles away, offering excellent access to the wider motorway network.

Wellesbourne itself boasts a strong community spirit and an excellent range of local amenities, including a medical centre, dental surgery, veterinary practice, library, church and the highly regarded Wellesbourne C of E Primary School. Residents also benefit from a refurbished sports hall and recreation facilities, along with a variety of shops including Co-op and Sainsbury's supermarkets, a post office and a selection of independent retailers. The popular Wellesbourne Airfield Market further enhances the village's appeal.

A choice of pubs, restaurants and a hotel, together with a wide range of recreational, social and community activities, combine to create a vibrant and welcoming atmosphere, making Wellesbourne one of South Warwickshire's most desirable village locations.

Entrance Hall

Door from the front elevation into a spacious entrance hall, having a radiator, stairs rising to the first floor and doors off to the dining room, kitchen/diner and the;

Lounge

Double glazed window to the front elevation, television point, two radiators, feature fire place with electric fire inset and double glazed French doors leading out to the garden.

Dining Room

Having a double glazed window to the front elevation and a radiator.

Kitchen/Diner

A spacious and beautifully presented room featuring a recently refitted kitchen comprising a range of wall and base-mounted units with

complementary work surfaces over. Integrated appliances include a fridge/freezer, dishwasher and double oven, together with a glass induction hob with extractor hood over. There is also an inset one-and-a-half bowl sink unit with mixer tap. The room offers ample space for a dining table and chairs, making it ideal for both family living and entertaining. Two double-glazed windows to the rear elevation and double French doors opening onto the garden provide an abundance of natural light. Door leading to:

Utility Room

Useful utility room having further wall and base units, space and plumbing for washing machine, wall mounted central heating boiler, and door to the side elevation.

Cloakroom

Cloakroom having a WC, wash hand basin and a radiator.

First Floor

Landing

Having stairs rising from the ground floor, airing cupboard and doors off to all rooms.

Bedroom One

Having a double glazed window to the rear elevation, two built in wardrobes and a radiator.

En Suite

Double glazed window to the front elevation, wash hand basin, shower cubicle with a shower, WC and a radiator.

Bedroom Two

Having a double glazed window to the front elevation and a radiator.

Bedroom Three

Having a double glazed window to the rear elevation and a radiator.

Bedroom Four

Having a double glazed window to the side elevation and a radiator.

Bathroom

Modern bathroom suite having a double glazed window to the rear elevation, WC, wash hand basin, bath with a shower over and a radiator.

Outside

Front

Having driveway to the side elevation, leading to the garage and EV car charger

Garage

Having power, light and an up and over door.

Rear Garden

A beautifully maintained rear garden, mainly laid to lawn and complemented by a patio and decked seating area with a timber pergola, creating the perfect space for outdoor dining and entertaining. Further benefits include attractive raised beds, external power point, timber fencing to the boundaries providing a good degree of privacy, and convenient door providing access to the detached garage.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

AML Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Viewings

Strictly by prior appointment via the selling agent.









First Floor



Ground Floor

Total floor area 124.2 m² (1,337 sq.ft.) approx

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.propertybox.io

Connells

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104258



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Property Ref: WBE104258 - 0010