



VAUGHANREYNOLDS
ESTATE AGENTS

Beam Cottage, Church Walk
Wellesbourne, CV35 9QT



The Property

Tucked away in a tranquil backwater of this sought-after Warwickshire village, Beam Cottage is a truly charming one-bedroom Grade II listed home that seamlessly blends period character with modern convenience.

From the moment you step inside, the warmth and character of this unique property are evident. The generous living room welcomes you with a stunning herringbone-laid solid wood floor and a traditional fireplace complete with a log-burning stove – the perfect setting for cosy evenings in.

The well-equipped kitchen offers both style and functionality, while a separate utility area provides practical space for everyday living. Outside, a delightful outhouse has been thoughtfully converted into a home office, ideal for remote working or creative pursuits.

Upstairs, the spacious double bedroom boasts plenty of natural light and original features, complemented by a stylish bathroom that adds comfort to charm. Loft access leads to a boarded loft.

Small courtyard with separate access to the street and out buildings – a peaceful spot for morning coffee or evening relaxation, a rare find in such a central location.

Whether you're a first-time buyer, downsizer, or looking for a weekend retreat, Beam Cottage offers character, comfort, and convenience in equal measure.

The Location

The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, and is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). Wellesbourne has excellent facilities for shopping and schooling with primary and junior schools in the village and secondary education at Kineton, Warwick, Leamington and Stratford. It enjoys a number of cafes, restaurants and pubs, as well as an extensive range of social, sporting and cultural activities.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford-upon-Avon District Council. C

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, VaughanReynolds is pleased to offer the following:-

Free Valuation: Please contact the office on 01789 292659 to make an appointment.

VaughanReynolds Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey. A & S Financial Services offer a comprehensive mortgage service, giving excellent advice 7 days a week. Please call Andy Davis on 01527 542260 or mobile 07980 800429 or by e-mail asfinser@aol.com.

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VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Total Approximate Area
 47.5 Square Metres
 511 Square Feet

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Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage.

Local Authority: Stratford, Council Tax Band C

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