



VAUGHANREYNOLDS
ESTATE AGENTS

8 Lowes Lane
Wellesbourne, Warwick, CV35 9RB



The Property

Tucked away within a peaceful enclave of established homes, 8 Lowes Lane offers the perfect blend of modern style, versatile living space and timeless character. Ideally situated within easy reach of Wellesbourne's wide range of village amenities, this elegant detached residence has been thoughtfully extended and beautifully maintained, creating a home that is as practical as it is inviting.

On arrival, the welcoming reception hall sets the tone with its tiled flooring, useful cloaks cupboard and guest WC. From here, the home flows naturally into a bright study, ideal for those working from home, and a generous sitting room where a feature fireplace with inset gas fire provides a central focal point. Glazed double doors connect this space to the dining room, which is flooded with natural light thanks to a vaulted ceiling, Velux window and patio doors opening onto the garden. The well-planned breakfast kitchen continues the sense of style and quality, fitted with an extensive range of shaker-style cabinetry, contrasting quartz work surfaces and a host of integrated appliances, with additional space provided for laundry facilities.

Upstairs, the first-floor landing, complete with airing cupboard, leads to three double bedrooms, each benefitting from fitted storage. The principal bedroom is enhanced by a private en suite shower room, while the remaining bedrooms are served by a superbly appointed family bathroom with bath, separate shower, WC and wash hand basin.





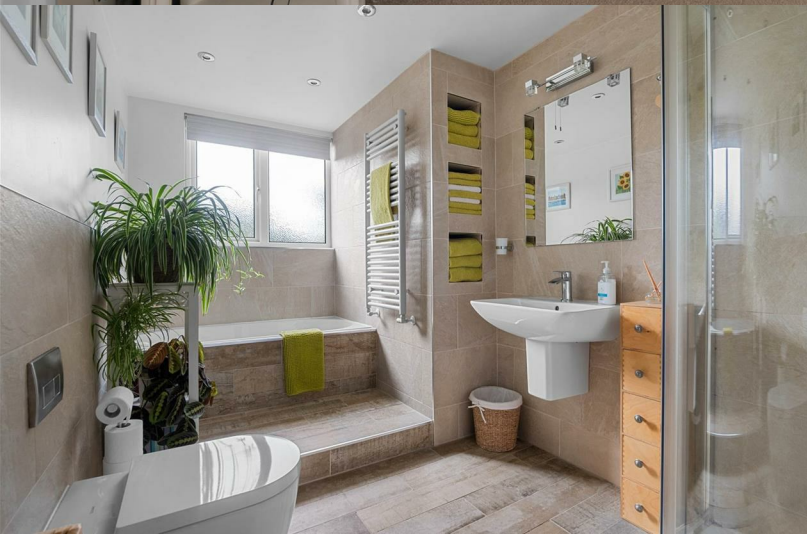


Outside, the property enjoys a beautifully tended west-facing garden, perfectly arranged with a shaped lawn, mature planting and a paved terrace ideal for outdoor entertaining. The garden also provides access to a single garage, complemented by a driveway to the front.

Combining immaculate presentation, versatile accommodation and an enviable location, 8 Lowes Lane represents a rare opportunity to secure a home that balances everyday comfort with refined modern living.

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.





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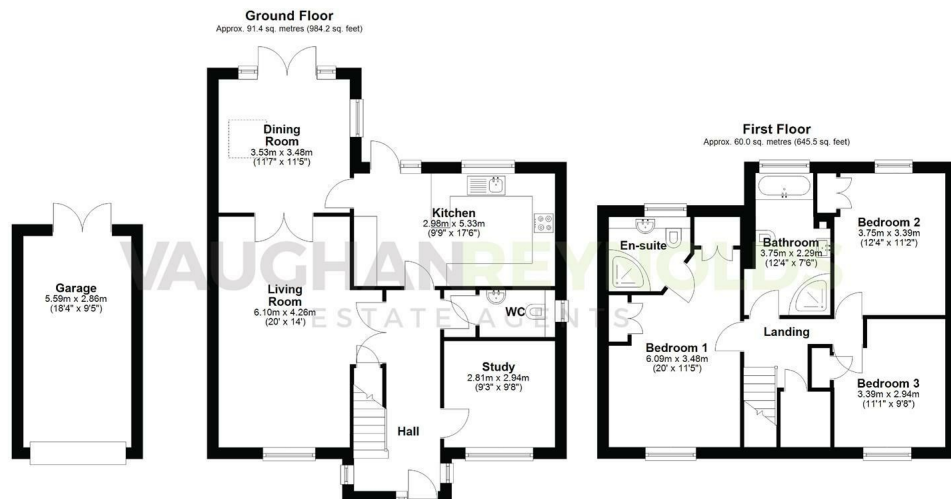
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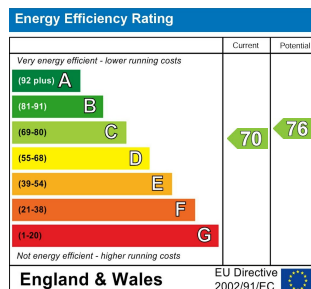


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Total area: approx. 151.4 sq. metres (1629.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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, Council Tax Band C

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