



VAUGHANREYNOLDS
ESTATE AGENTS

23 Cherry Orchard
Wellesbourne, Warwick, CV35 9NB



The Property

Just a short stroll from the centre of the sought-after village of Wellesbourne, 23 Cherry Orchard is a beautifully refurbished period terrace that perfectly balances character charm with contemporary comfort.

Lovingly and comprehensively updated by the current owners, this is a true turn-key home — ideal for a first-time buyer taking their first exciting step onto the ladder, a downsizer seeking something manageable yet full of personality, or an investor looking for a ready-to-let opportunity.

From the moment you step inside, the cottage warmth is immediately apparent; the entrance lobby opens into a generous living room with ample space for both relaxing and dining, centred around an inviting feature fireplace with log burner, while exposed beams add texture and charm and stairs rise seamlessly to the first floor. The stylishly refitted kitchen offers a thoughtful range of storage, contrasting work surfaces and integrated appliances, creating a practical yet elegant space, with doors leading out to the garden and through to the well-appointed ground floor shower room, complete with low level WC, wash hand basin, quadrant shower enclosure and space and plumbing for a washing machine.



Upstairs, two comfortable bedrooms provide light and versatility, with the principal room benefiting from a fitted wardrobe.



Outside, the enclosed rear garden offers a delightful retreat, featuring a paved patio perfect for morning coffee or summer evenings, raised beds ready for planting and a brick-built outhouse for valuable additional storage, while a shared side passage provides convenient access to the footpath. Combining period character, modern finishes and a prime village setting, this charming cottage is ready to move straight into and enjoy.

N.B. Parking is on street – no permits required.

The Location

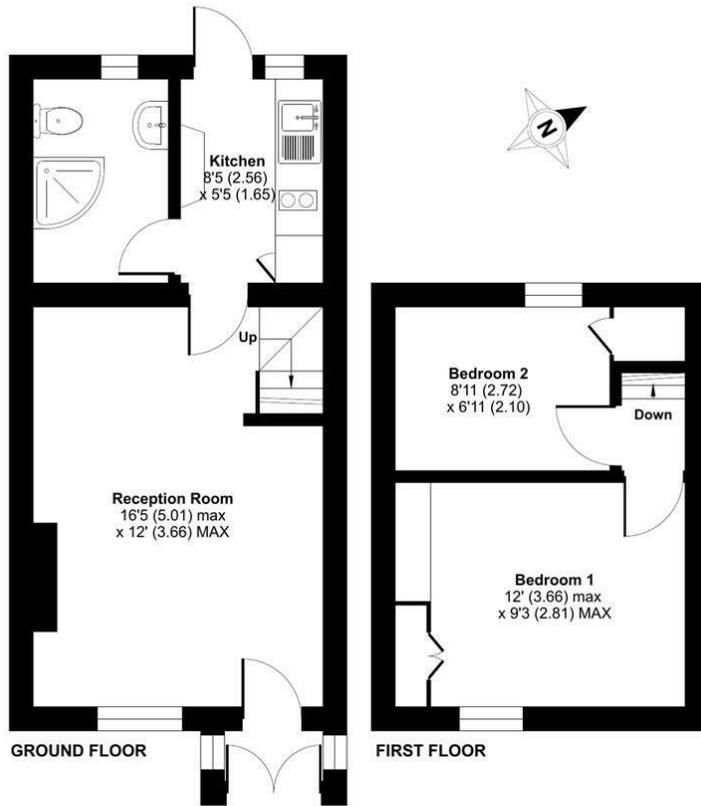
The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, and is very well situated for daily travel to both these centres as well as Leamington Spa (8 miles), Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles). 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.



Cherry Orchard, Wellesbourne, Warwick, CV35

Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1417291

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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: Mains water, electricity and drainage are connected to the property.

Local Authority: Stratford, Council Tax Band B

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