



VAUGHANREYNOLDS
ESTATE AGENTS

Beam Cottage 10 Church Walk
Wellesbourne, Warwickshire, CV35 9QT



Property Description

Situated in the heart of the village of Wellesbourne and close to local amenities, this charming, Grade II Listed, characterful cottage boasts a wealth of exposed timbers and benefits from a living/dining room, kitchen, spacious double bedroom, bathroom and rear courtyard. There are two useful outbuildings benefitting from power and light, ideal for home working, utility space or further storage.

Ground Floor

Lounge/Dining Room 16'11" x 10'7" (5.16m x 3.23m)

A wooden front door leads in to the living/dining room with log burning stove and exposed wall and ceiling timbers and stairs leading to the first floor.

Kitchen 6'1" x 8'2" (1.85m x 2.49m)

The modern fitted kitchen has a range of wall and base units with complementary work surfaces over, stainless steel single bowl sink and drainer unit, space for fridge and cooker, tiled to splash back, ceramic tiled floor, exposed wall timbers and partly vaulted ceiling with halogen lighting.

First Floor

Landing with velux double glazed roof window over stair well, and access to boarded loft space.

Bedroom 11'5" x 11'4" (3.48m x 3.45m)

Having feature exposed timbers to walls and vaulted ceiling support timbers, wall mounted Dimplex heater and hardwood window to the front elevation.





Bathroom

Having a white suite comprising of bath with Triton shower over, glass shower screen, pedestal wash hand basin and low level WC. Partly tiled walls, wall mounted convector heater, vaulted ceiling with exposed beams and exposed wall timbers, ceramic tiled floor and hardwood wooden window to the front elevation.

Rear Courtyard

Enclosed paved courtyard with timber fencing to boundaries and access to converted outbuildings.

Outbuilding One 7'8" Max x 6' (2.34m Max x 1.83m)

Having door matching those within the main property, ceramic tiled floor, wall mounted Dimplex convector heater, halogen ceiling lights, desk and shelving.

Outbuilding Two 7'5" x 5'1" (2.26m x 1.55m)

Having door matching those within the main property, ceramic tiled floor, wall mounted Dimplex convector heater, halogen ceiling lights, white double base unit with worktop over, space and plumbing for washer/dryer, partly tiled walls and wall mounted independent fuse box.

Location

The village of Wellesbourne, situated approximately 5 miles from Stratford-upon-Avon and 7 miles from Warwick, 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. Social and cultural facilities of various kinds are also available.





Total Approximate Area
 47.5 Square Metres
 511 Square Feet

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 electric, water and drainage are connected to the property. Central heating is via electric heaters.

Local Authority: Stratford-upon-Avon Council Tax Band 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.

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.

VAUGHANREYNOLDS
 ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk