



**VAUGHANREYNOLDS**  
ESTATE AGENTS

2 The Old Orchard  
Wellesbourne, Warwick, CV35 9RW



### Property Description

Located in a delightful, secluded setting, within easy walking distance of the numerous amenities and attractions available in Wellesbourne, this double fronted, detached family home boasts a wealth of spacious and well appointed accommodation over two floors. Built in 2001, the house has been enhanced recently by the current owners and should appeal to a wide mix of buyers.

The accommodation comprises: An inviting entrance hall with WC, stairs rising to the upper floor and panelled doors off. Double doors lead to a generous sitting room with dual aspect windows and a striking inglenook fireplace with inset log burner. Further doors lead to a separate, well-proportioned study / home office and a dining room with a semi, open-plan flow to a spacious, custom-built breakfast kitchen. The stylish kitchen units have contrasting door fronts, granite worksurfaces and a bank of integrated appliances. Karndean flooring continues throughout, into the breakfast area and useful utility / boot room.

To the first floor, a central landing provides access to each of the five double bedrooms, two with fitted wardrobes. Two bedrooms have the benefit of en-suite shower rooms, with a family bathroom off the landing.







Externally, a pleasant, mature garden to rear is laid mainly to lawn, with various planted shrubs and trees, and a post and rail fence to boundary, affording an open aspect to the neighbouring field. There is access to both sides, leading to the front of the property, where a generous fore garden abuts a block-paved frontage and tarmac drive. The property benefits from a detached double garage with power.

#### Location

The village of Wellesbourne is approximately 5 miles from Stratford-upon-Avon, 7 miles from Warwick, and 8 miles from Leamington Spa, and is very well situated for daily travel to these centres. Shipston-on-Stour (10 miles), Banbury (15 miles), Coventry (16 miles) and Birmingham (26 miles) are also within easy reach. M40 access is less than 5 miles away, providing links to London and the UK motorway network. Wellesbourne has excellent facilities for shopping and schooling with an infant and junior schools in the village and secondary education in Kineton, Warwick, Leamington and Stratford. It enjoys a number of cafes, restaurants, pubs, and shops as well as an extensive range of social, sporting and cultural activities.





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# 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.

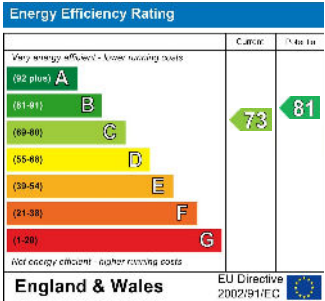
Local Authority: Stratford-upon-Avon, Council Tax Band G

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Total area: approx. 197.8 sq. metres (2128.0 sq. feet)  
This plan is for general guidance only and not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Not prepared using Part 3.



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