



Coopers, Wellesbourne, Warwickshire







A **recently refurbished**, beautiful Grade II family home with an annexe, garaging and river frontage.

### Distances

Stratford-upon-Avon 5 miles, Warwick 13 miles, Warwick Parkway Station 15 miles (trains to London Marylebone from 69 mins), Honeybourne Station 10 miles (trains to London Paddington from 1 hour 50 mins), Leamington Spa 16 miles, M40 (J15) 11 miles (All distances and times are approximate).

### Situation

The south Warwickshire village of Wellesbourne is midway between the historic market town of Warwick and the culturally renowned town of Stratford-upon-Avon, with the Cotswolds lying a short distance to the south. The large village offers various facilities for day-to-day requirements, with a primary school, doctor's surgery, shops, churches, garage, public houses, and sports facilities. More comprehensive shopping and leisure facilities can be found in the neighbouring towns of Warwick, Leamington Spa and Stratford-upon-Avon.



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<b>Tenure</b> Freehold	<b>Local Authority</b> Stratford-on-Avon District Council	<b>Council Tax</b> Band G
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The local area offers a wide range of private, state and grammar schools to suit most requirements, including The Croft Prep School in Stratford-upon-Avon, Stratford-upon-Avon Grammar Schools, The Warwick School Foundation schools, Arnold Lodge Prep School, and Kingsley School for Girls in Leamington Spa. The village is ideally situated for access to the motorway network, with junctions 12, 13, 14 and 15 of the M40 providing excellent communications to London and the Southeast and the rest of the country.

For commuters, there is a regular intercity train service from Warwick Parkway to London Marylebone, which takes approximately 90 minutes to travel. Several golf courses are in the area, including The Ardencote, Ingon Manor, The Warwickshire in Leek Wootton and Stratford-upon-Avon. Racing can be found at Warwick, Stratford-upon-Avon, and Cheltenham.

## The property

Coopers, 1 Chapel Street is a sizeable Grade II listed family home in a quiet position along a pretty street in the heart of Wellesbourne. The property has been recently renovated to a very high standard, and the beautifully appointed accommodation is ideal for a family with the benefit of a one bedroom annexe.

The front elevation has distinctive gables, diamond-pained gothic windows, and stone drip moulds. The front door opens into an entrance hallway with tiled flooring and a staircase rising to the first floor. The loft has been insulated, and a new loft hatch has been fitted. The property has a brand-new heating system with a new boiler, water tank and radiators. The property has also been completely rewired and has a new consumer unit. The cellar is accessed from the hallway, has been tanked, and has a sump pump. A newly fitted shower room is located off the hallway, which allows the playroom to be a ground-floor bedroom if someone requires it.

The sitting room has a front aspect and has a gas fireplace, fitted alcove shelving, and cupboards. A generous drawing room has a pitched ceiling with exposed beams, parquet flooring and a log burner. Double doors open to the playroom, which has French doors opening onto the side garden.





The dining room has a front aspect and is next to the kitchen. The kitchen has a large central island with wooden worktops, tiled flooring, and wooden base units with granite worktops. Two doors lead to the garden, a larder cupboard is included, and integrated appliances, including a four-oven AGA and a dishwasher. The utility room/annexe kitchen is accessed from the kitchen with a fitted kitchen and separate WC.

The annexe can be completely self-contained as it has a private entrance, but it can be accessed from the house from the kitchen. The first floor of the annexe has a generous landing that is large enough to be used as a study. There is a double bedroom and a newly fitted en suite bathroom. A large vaulted sitting/dining room is a lovely space with a dual aspect and Juliet balcony.

The first floor accommodation in the main house includes a principal suite with high ceilings and a front aspect. There is a luxurious en suite shower room with marble tiling and a walk-in shower, and a pocket door opens into a walk-in wardrobe. There are three further double bedrooms, all very good sizes, and they share the family bathroom, which has a separate shower.





## Garden and grounds

The rear garden totals approximately 0.8 acres and is mainly laid to lawn, leading down to the river. There is a large terrace area ideal for entertaining, and the whole garden is extremely private.

The tandem garage has a large wooden garage door, and double doors to the rear give access to the garden. There is space to park your car in the garage and unrestricted parking directly in front of the house on the road. Subject to the necessary planning consent, a future buyer could create a driveway to the left of the house on the side garden.

## Services

Mains water and electricity are connected to the property. Gas fired central heating. Security cameras and video doorbell. Networked with internet network points in every room. Whole home WiFi system.

## Directions (Postcode CV35 9QU)

What3words: ///splash.gossiped.abandons

## Viewing

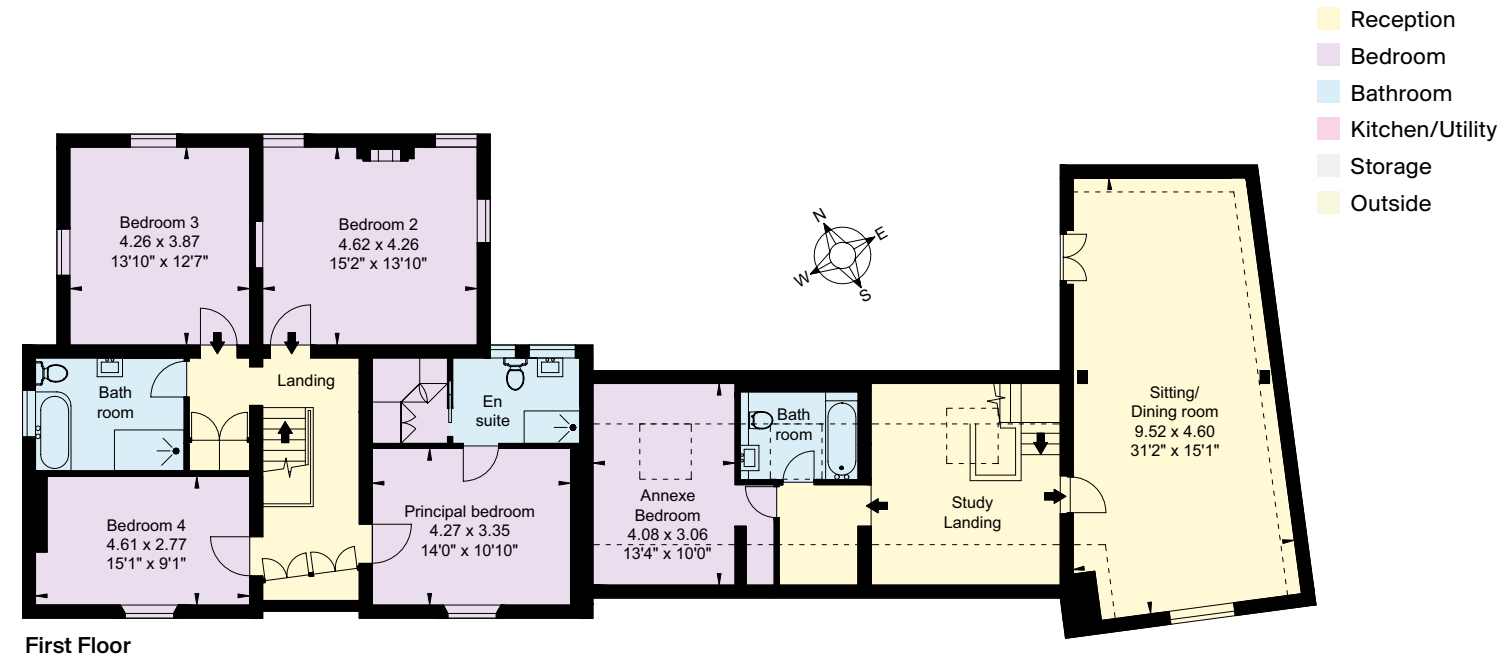
By prior appointment only with the agents.





Approximate Gross Internal Floor Area  
 House & Annexe: 373 sq m (4,015 sq ft)  
 Garage: 47 sq m (507 sq ft)  
 Total: 420 sq m (4,522 sq ft)  
 inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor



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Date: 20 June 2024  
Our reference: STR012437854

## Coopers, 1 Chapel Street, Wellesbourne, Warwick, CV35 9QU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,325,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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