



The Coach House, Wellesbourne, Warwick





A beautifully presented four bedroom home in the heart of Wellesbourne.

Distances

M40 (J14) 4 miles, Stratford-upon-Avon 5 miles, Warwick 7 miles, Warwick Parkway Station 8 miles (trains to London Marylebone from 90 mins), Leamington Spa 8 miles (All distances and times are approximate).

Situation

Situated in the heart of south Warwickshire, the picturesque village of Wellesbourne offers a perfect blend of rural tranquillity and excellent connectivity. This thriving village provides a host of local amenities to cover day-to-day needs, including a primary school, doctor's surgery, local shops, churches, a garage, welcoming public houses, and a variety of sports facilities. For more extensive shopping and leisure, the nearby towns of Warwick, Leamington Spa, and Stratford-upon-Avon have all you need.

Families will be pleased to find a diverse range of educational options nearby, from highly regarded private schools such as The Croft Prep School and Kingsley School for Girls to excellent state and grammar schools, including the Stratford-upon-Avon grammar schools, The Warwick School Foundation, and Arnold Lodge Prep School.



4



2



3



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EPC

C

Tenure

Freehold

Local Authority

Stratford on Avon District Council

Council Tax

Band G







Wellesbourne's location offers superb transport links, with easy access to the M40 motorway (junctions 12, 13, 14, and 15). This makes it an ideal spot for commuting to London, the Southeast, and the rest of the country. For rail commuters, the nearby Warwick Parkway station offers a regular intercity service to London Marylebone, with the journey taking around 90 minutes.

The area is rich in recreational opportunities for leisure enthusiasts. Several renowned golf courses, including The Ardencote, Ingon Manor, and The Warwickshire, are nearby, as well as racing at Warwick, Stratford-upon-Avon, and Cheltenham.

Wellesbourne truly offers the best of village life, with excellent local amenities, exceptional schooling, and fantastic transport links – all within reach of some of the region's most desirable towns and attractions.

The property

This immaculate former coach house offers a blend of character and modern comfort with spacious, well-appointed accommodation spread over two floors. Positioned in a peaceful courtyard, the property is in a tranquil setting with a host of delightful features that combine to create a truly special home.





Upon entering through a newly fitted front door, you are welcomed into an inviting hallway with beautiful flagstone flooring, a guest cloakroom, and a staircase leading to the first floor. The kitchen/breakfast room is a standout feature, with exposed beams, a central island with breakfast seating, modern cabinetry, and wooden worktops. Integrated appliances include a dishwasher, combi microwave oven, oven, and a wine fridge. The kitchen also provides access to the garden, and there's a utility room with plumbing for a washing machine and dryer.

The hallway leads to a charming dining room with wooden flooring and ample space for a large dining table. An archway opens into the stunning drawing room, a beautiful and spacious entertaining area with two sets of bifold doors that open directly onto the garden and a cosy log burner. A further reception room, currently used as a study, is located off the drawing room. This would also make an ideal playroom.

Upstairs, the principal bedroom suite is a generous space with built-in sliding mirrored wardrobes. The en suite bathroom features a clawfoot bath and a separate large walk-in rainfall shower. On the opposite side of the house, bedroom two is equally spacious with sliding wardrobes. There are also two further double bedrooms and a family bathroom.







Outside, the west-facing garden is beautifully stocked and mostly laid to lawn. It features a terrace running the width of the house, perfect for outdoor dining, and a pedestrian gate leading to Stratford Road. A raised seating area houses a summer house, creating the perfect spot to unwind.

To the front, there is private parking in the courtyard for several cars. The integral double garage has an electric up-and-over door, providing additional parking or storage space.

This delightful home offers an ideal combination of character, modern living, and superb outdoor space, making it a perfect choice for those seeking a peaceful village lifestyle with easy access to local amenities and surrounding towns.

Services

All mains services are connected to the property. Gas-fired central heating.

Directions

Postcode: CV35 9QR

What3words: ///Monday.dose.intrigues

Viewing

By prior appointment only with the agents.



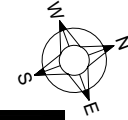
Approximate Gross Internal Floor Area

House: 208 sq m (2,239 sq ft)

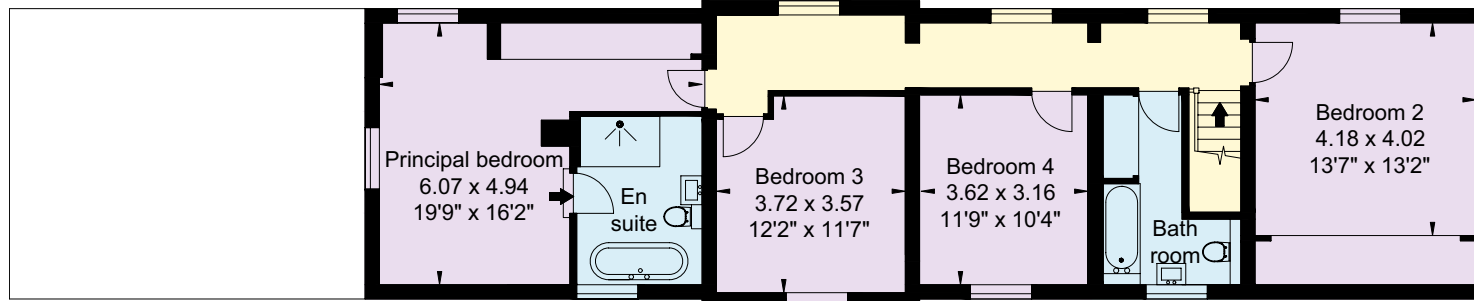
Garage: 34 sq m (363 sq ft)

Total: 242 sq m (2,602 sq ft)

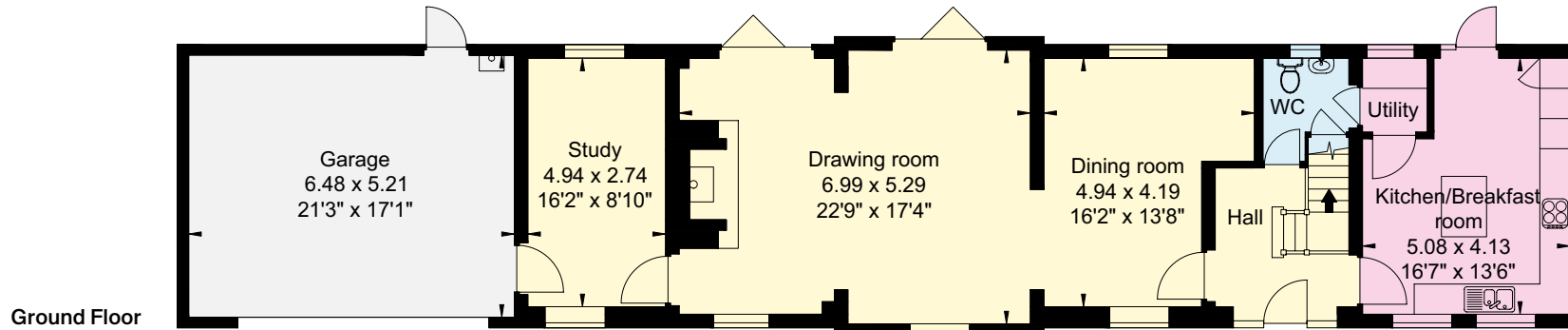
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 07 December 2024
Our reference: STR012468977

The Coach House, Chestnut Square, Wellesbourne, Warwick, CV35 9QR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£875,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

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