

EDWARDS

ESTABLISHED 2007

WALTON ROAD
WARWICK CV35 9TT

FOR STARTERS

2 1 1

ASKING PRICE
£190,000

MAIN COURSE

Situated within a private gated development in the older part of Wellesbourne, this beautifully maintained two-bedroom coach house is a wonderful home, full of character and charm, offering surprisingly spacious accommodation arranged over two floors. Lovingly looked after by the current owner, the property combines attractive character features with modern fittings and offers a fantastic balance of living and entertaining space. Further benefits include its own private entrance, an allocated parking space and additional visitor parking within the development.

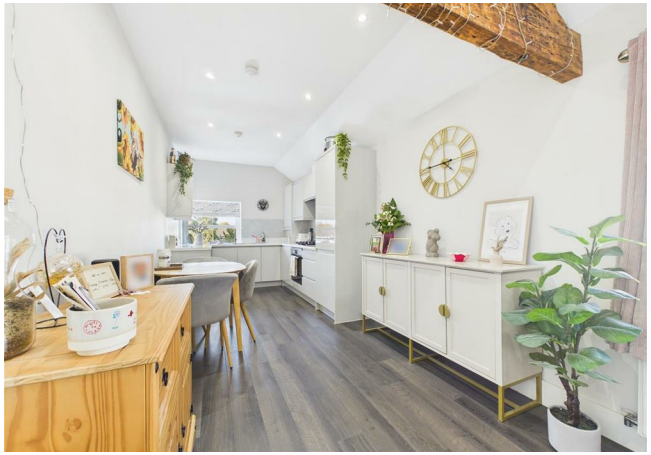
Step inside through your own front door into the welcoming ground floor hallway, where you will immediately find the versatile second room to your right. This is a particularly lovely space, enjoying impressive high ceilings and dual-aspect windows which allow plenty of natural light to flood the room. Currently arranged as an office and gym, this room offers excellent flexibility and could equally be used as a second bedroom, an additional reception room or a hobby space, depending on your needs.

Stairs rise to the first floor, where the character of this lovely home really comes into its own. With beautiful beams and a wonderful sense of space, the first floor opens into a fantastic open-plan kitchen, living and dining area. This is undoubtedly the heart of the home and provides a sociable and inviting space, perfect for everyday living as well as entertaining family and friends. The modern kitchen is well equipped, featuring an attractive range of wall and base units, integrated appliances and plenty of worktop space. There is ample room for a dining table alongside a comfortable living area, creating a lovely open-plan arrangement.

The principal bedroom is another generous room, enjoying two windows which allow plenty of natural light to enter, together with ample space for bedroom furniture. Completing the accommodation is the modern and







contemporary main bathroom, which is beautifully finished with full tiling and a shower over the bath.

This is a truly lovely coach house which offers so much more than you might initially expect. With its characterful features, generous internal space, flexible accommodation and position within a private gated development in the older part of Wellesbourne, it makes for a fantastic home. The added benefit of allocated parking and visitor spaces makes this an even more appealing opportunity.

A property that really needs to be seen to be fully appreciated. Call us today to arrange your viewing!

KEY INGREDIENTS

Tenure
Leasehold

Council Tax
Band - B

EPC
Band - C

N/A

Mains Gas, Electric, Water, Drainage

Gas Central Heating

Wellesbourne Primary

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222















EDWARDS

Approximate total area(1)

705 ft²

65.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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