

Peter Clarke



18 Hammond Green, Wellesbourne, Warwick, CV35 9EY

£415,000

Peter Clarke and Company are delighted to offer for sale this executive style modern four bedroom detached family home set within a pleasant cul-de-sac setting close to the village centre. The property offers versatile well-appointed accommodation set within landscaped garden with parking and garaging to one side.



**WELLESBOURNE** is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Churches, Sainsburys, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

**APPROACH** Commanding a prominent position within this small cu-de-sac, set back behind a Cotswold stone chip fore garden with stepping stone pathway extending to a double block paved driveway, this in turn extends to a single garage

and gated entry to the rear garden. Immediately to the front of the property is a recessed open porch, with feature glazed door to the main accommodation.

**WELCOMING RECEPTION HALLWAY** A superb focal point of the ground floor and boasts a featured wood floor, UPVC double glazed window to the front elevation, dog leg staircase to the first floor and door beneath to a useful under stairs cupboard.

**GUEST CLOAKROOM** Having low flush WC, wall mounted wash and basin, frosted UPVC double glazed window to the front elevation and feature wood flooring.

**STUDY** Further enjoying wooden feature flooring, UPVC double glazed window to the front elevation.

**SITING ROOM** 14' 2" x 10' 8" (4.32m x 3.25m) A delightful reception room which enjoys views over the rear garden via UPVC double glazed windows, inset French doors allowing access to the patio area. The focal point of the room is the traditional fire surround with marble inset and raised hearth, with open grate. Feature wood flooring.

**DINING ROOM** 10' 11 into bay" x 8' 4" (3.33m x 2.54m) This family dining room has views to the front elevation via UPVC double glazed bay window, feature wood flooring. To one side a wide opening allowing access to.

**FITTED KITCHEN** 10' 10" x 11' 7" (3.3m x 3.53m) A superb range of soft close fitted door and wall mounted units with cornice and pelmet trim with under unit lighting, fitted extractor hood, domestic appliance recess space, complimentary granite



work surfacing with integrated sink unit, roller shutter fronted utility cupboard, UPVC double glazed window to the rear elevation and feature flooring extending to:

**UTILITY ROOM** 7' 0" x 5' 2" (2.13m x 1.57m) Offering matching floor and wall mounted storage units with roll top work surfacing with tiled splash back, inset stainless steel sink, wall mounted Worcester central heating boiler, low level door to shallow storage cupboard and UPVC courtesy door to side/rear garden.

**FIRST FLOOR LANDING** Having access to airing cupboard housing hot water tank and doors radiating off to:



**BEDROOM ONE** 10' 4" x 11' 2" (3.15m x 3.4m) Offering views over the rear garden via UPVC double glazed window with a run of fitted wardrobe to one side and interconnecting door to:

**ENSUITE** Boasting a modern suite with complimentary floor to ceiling tiling to a double width shower cubicle with glazed screen and door, multi jet shower unit, low flush WC, pedestal wash hand basin with frosted UPVC double window to side elevation, feature floor and chrome heated towel rail.

**BEDROOM TWO** 11' 9" x 10' 7" (3.58m x 3.23m) A further good sized double bedroom with views to the rear elevation via UPVC double glazed window, hatch access to loft space.



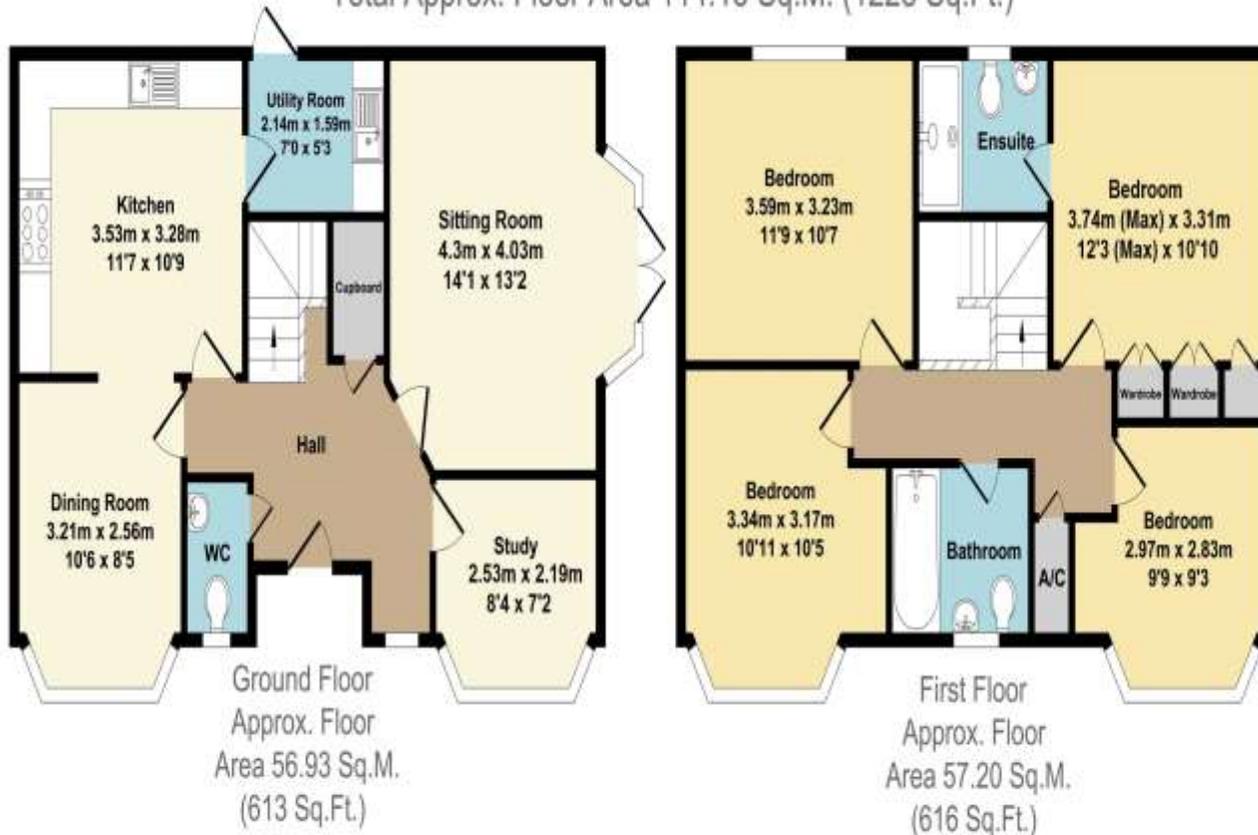
**BEDROOM THREE** 10' 6" x 10' 11 into bay" (3.2m x 3.33m) Having UPVC double glazed bay window to front elevation.

**BEDROOM FOUR** 7' 7 extending to " x 9' 8 x 9' 3" " (2.31m x 2.95m) Offering views to the front of the property via UPVC double glazed bay window.

**FAMILY BATHROOM** Having a coloured suite that comprises a panelled bath with shower unit over, full and half height tiling extending to a pedestal wash hand basin and low flush WC, frosted UPVC double glazed window to the front elevation.



18 Hammond Green  
Total Approx. Floor Area 114.13 Sq.M. (1228 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

**OUTSIDE:**

**LANDSCAPED REAR GARDEN** Immediately to the rear of the property is a Cotswold stone surround with hard standing for hot tub (**available by separate negotiation**) adjoining small wooded copse, external water point and timber pergola and paved pathway which extends to the main garden area. Having paved terrace area with walled and fencing perimeters, featured astro turf garden area with bordering shrubs, plants and small tree.

**GARAGE** 17' 11" x 8' 10" (5.46m x 2.69m) Access via remote control roller shutter garage door, power and lighting

**GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains electricity, gas, water and drains are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** From our offices take the Charlecote Road towards the bypass and take the right hand turning into Hammond Green. Proceed and take the turn on the left and the property can be found along on the left recognisable by the Agents For Sale Board.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



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Peter Clarke

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