



**Hammerton Way, Wellesbourne**  
Warwick

Guide Price **£375,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY



## 10 Hammerton Way

Wellesbourne, Warwick

- Popular residential location
- Detached three bedroom family house
- Modernised by the current owner
- Integral garage and plenty of off road parking
- New kitchen and utility room
- Light and bright living room

This three bedroom detached house has been thoughtfully improved by the current owner and is nestled in the charming village of Wellesbourne, known for its blend of rural charm and modern conveniences

Council Tax band: D

Tenure: Freehold

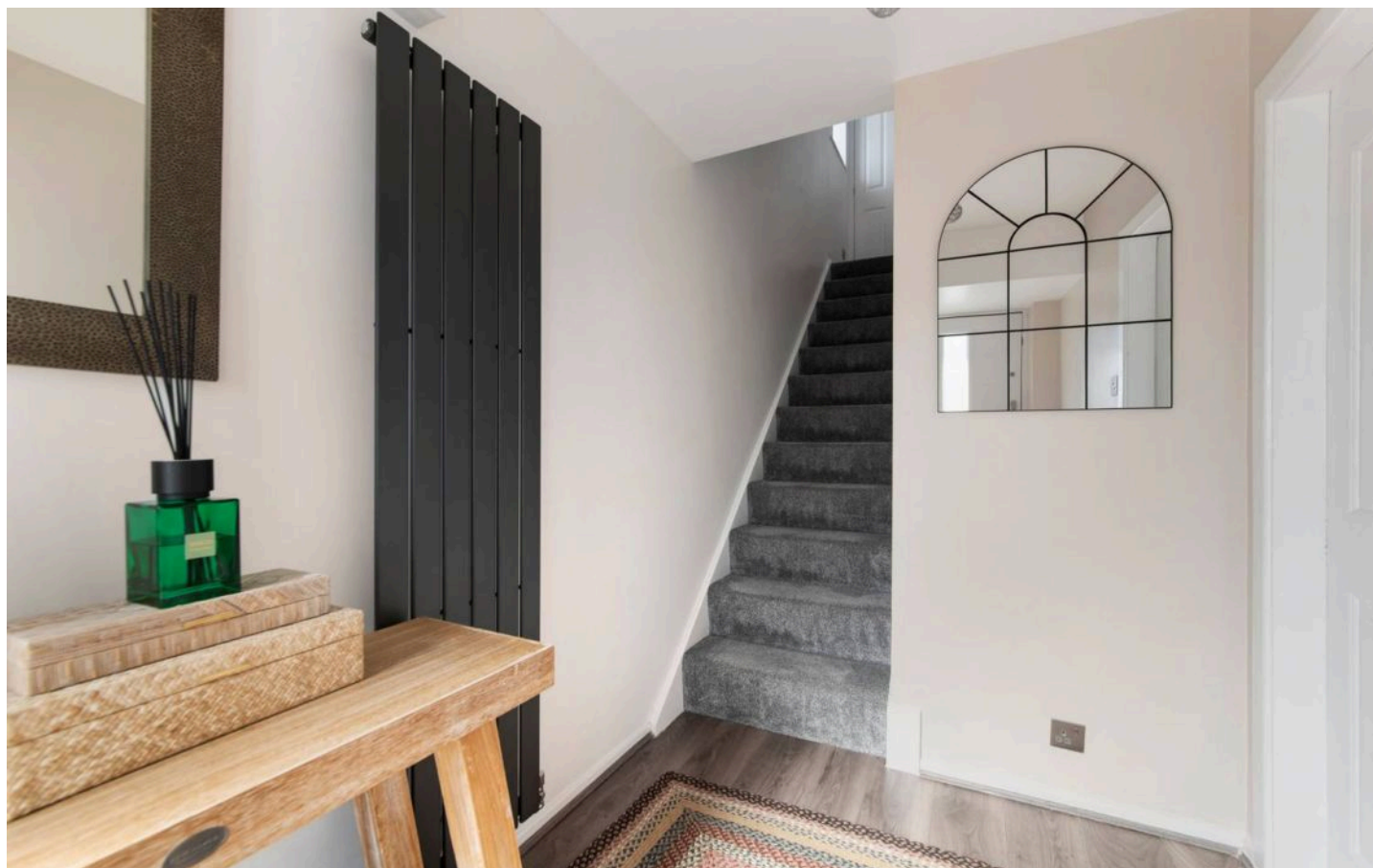
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The property welcomes you into the entrance hall with stairs leading to the first floor and a doorway into the living room. Due to its open plan layout the living room is light and bright and runs the length of the property. It's currently arranged with the sitting room towards the front and the dining table and chairs at the rear of the property which overlooks the rear garden. The kitchen is just weeks old is has been carefully designed with maximising the space available. Beyond the kitchen the utility room which has been renovated in the exact same style as the kitchen with generous storage space and wine rack, there's access to either the rear garden or the garage. The first floor has three bedrooms and a stylish family bathroom. Externally the property offers generous amounts of off road parking, side access to the garden which has a patio area, mature borders and the remainder is laid to lawn.

Wellesbourne is a charming village in Warwickshire, known for its blend of rural charm and modern conveniences. It's a friendly community surrounded by countryside, yet well-connected to major towns like Stratford-upon-Avon and Leamington Spa. A major attraction is the large Wellesbourne Market, one of the UK's largest open-air markets, held every Saturday and bank holiday Monday. With a friendly local community, Wellesbourne has a primary school, several restaurants and cafes and various other shops and amenities you'd expect from a thriving village.








# Hammerton Way

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft  
(Including Garage)

 = Reduced headroom below 1.5m / 5'0

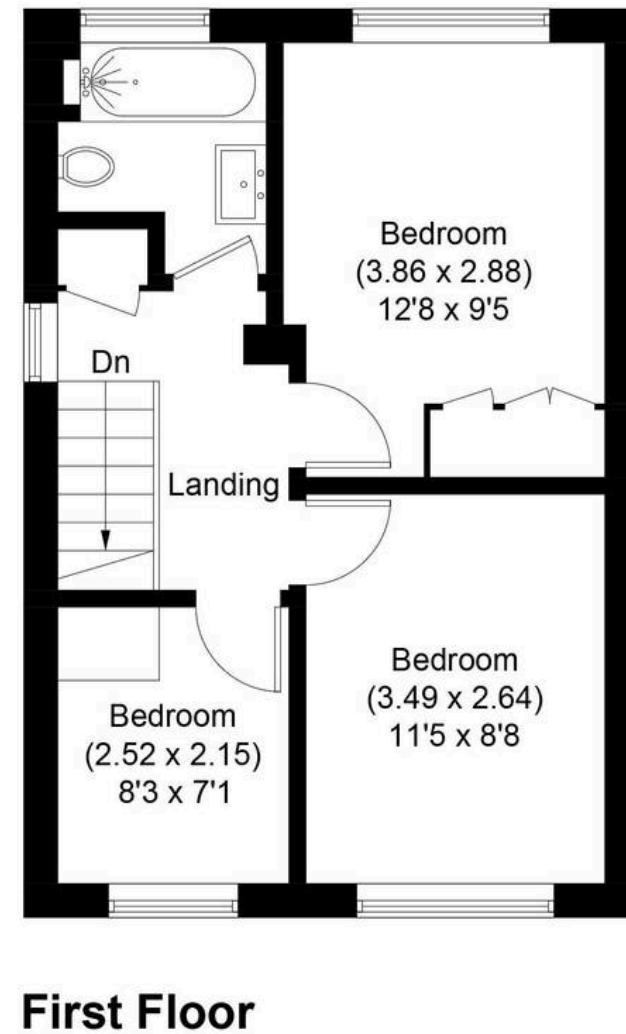
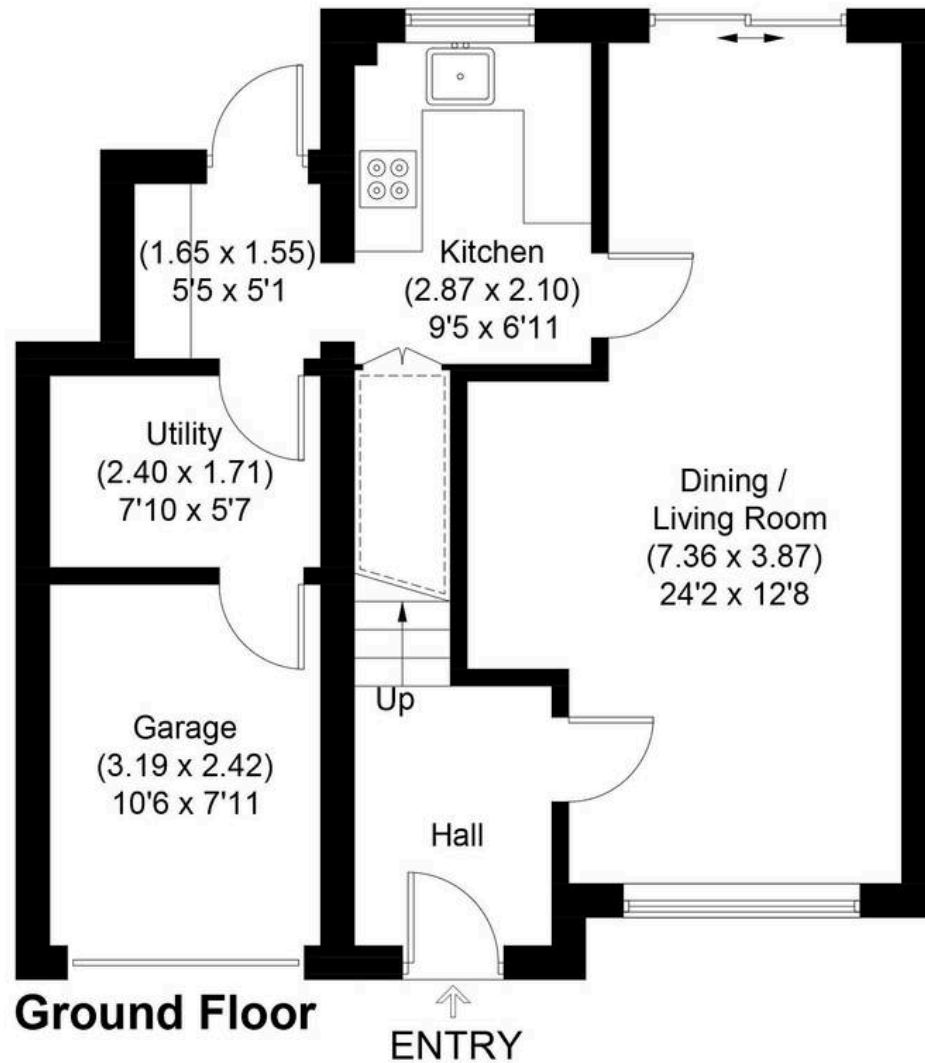


Illustration for identification purposes only, measurements are approximate, not to scale.



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