



VAUGHANREYNOLDS
ESTATE AGENTS

20 Church Street
Wellesbourne, Warwick, CV35 9LS



Yew Tree House is situated in the heart of Wellesbourne, a popular historic village located between the larger, internationally renowned riverside towns of Stratford-upon-Avon, Warwick and Leamington Spa. Ideally positioned to take advantage of the countless local amenities and easily accessible onward commute to the capital, this attractive, detached period property would make for the perfect family home.

The character filled, Grade II Listed accommodation has a modern, high quality feel throughout, and boasts stylish décor and sympathetic updates, which include a classic handmade kitchen and timeless bathrooms. Originally dating back to the 16th Century, the property has later Edwardian, Victorian and more modern additions, which help increase the versatility of space and make the most of the amazing plot, which in all extends to approximately 0.65 acre.

The garden is one of the key features to this wonderful home, providing an extension to the main house in the summer months and the perfect entertainment and wellbeing space with its own private heated swimming pool and all weather tennis court.

This incredibly rare property requires internal viewing to be fully appreciated.







Set back from the road, beyond a classic manicured hedgerow and conservation fenced, north facing front garden, double opening gates to the side lead to a generous gravelled courtyard, which provides ample secure parking for several vehicles. Further gated access to the rear garden, allows independent access to the the pool area. There are two main points of entry to the house, the principal being at the front and secondary to the side, through a covered oak framed porch.

When entering the property, the reception hall provides a welcoming first impression, with exposed solid wood flooring, feature fireplace and neat study area. Solid panel doors lead off to a guest WC and to three of the four reception rooms. The impressive sitting room is filled with natural light through two sets of French doors to rear, and enjoys impressive ceiling height and a period feature fireplace with open hearth.

There is a large family room, which has an expanse of bi-fold doors, opening to a delightful garden room and conservatory, with its own separate kitchen and WC - ideal for family parties and larger gatherings. There is a pleasant, separate snug, which is filled with character including exposed flagstone flooring and exposed beams, and generous, formal dining room. These rooms are highly interchangeable depending on the occasion.

The heart of this home, however, is the open plan kitchen breakfast room, which has been tastefully updated to offer a range of classic white Shaker door fronts, contrasting granite and solid wood worksurfaces over, central island and distinct, gas AGA. Other appliances include a conventional oven, induction hob, microwave and dishwasher. There is also ample space for a generous dining table.

From here you progress through to an extremely useful utility and boot room, which has been designed to provide ample storage with walk-in pantry and room for a tall fridge and freezer. A vaulted two part cellar completes the ground and lower ground floor accommodation.

There are two staircases providing access to the first floor, the main leading to a galley landing with windows to rear overlooking the courtyard garden. There are five, good size bedrooms to this floor, each enjoying spacious proportions, built-in wardrobes and high ceilings. The main bedroom boasts en-suite bathroom with bath and shower and is accessed from the second set of stairs. There are two further bathrooms serving the remaining four bedrooms to this level. A sixth bedroom to the second floor has its own en-suite shower room. In all the accommodation extends to approximately 5,794 sq ft.

The grounds to Yew Tree House have been carefully developed over the years to create a true oasis of colour and textures, through all the seasons. From the beautifully manicured courtyard to the dedicated, paved seating areas and planted beds, this wonderful, south-facing country garden offers something for everybody. The walled garden, with various mature specimen trees and shrubs, also help to provide a level of privacy and seclusion.

Two of the key areas have been designed with families and their wellbeing in mind. These include a heated (air source heat pump) swimming pool with all weather cover and pool house to side which is ideal for changing rooms and relief from the summer sun. The second being a super all weather tennis court with Astro turf surface. In addition, there is a vegetable garden, shaped lawns, various brick built ancillary/storage buildings and a single garage with gardeners WC attached. That's game, set and match!

GROUND FLOOR

RECEPTION HALL

WC/CLOAKS

SITTING ROOM

FAMILY ROOM



6



6



4



0.65 acre(s)

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electricity and drainage are understood to be connected to the property. Central heating is oil fired.

Local Authority: Cotswold District Council. Council Tax Band G.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC