



Hopkins Way | Wellesbourne
Price £430,000


DISTINCT
Property Consultants

Positioned in a peaceful residential pocket just moments from the heart of Wellesbourne, this well-proportioned detached home offers generous living space, established gardens and real potential to make it your own.

EPC rating D

- Charming Red-Brick Façade
- Welcoming Entrance Hallway
- Light-Filled Living Room with a featured Fireplace
- Open-Plan Living and Dining Area
- Kitchen Overlooking Garden
- Convenient Side Access from Kitchen
- Spacious Principal Bedroom Suite
- Three Additional Bedrooms
- Contemporary Family Bathroom
- Enhancing natural light and ready to move in

Step beyond the classic red-brick facade and you'll find a welcoming hallway, leading through to living room and then into the dining room, ideal for modern family life.

The living room is naturally light and anchored by a feature fireplace, flowing seamlessly through glazed doors into the dining area — perfect for entertaining or everyday comfort.

The kitchen, positioned at the rear of the property, overlooks the garden and offers excellent storage and worktop space, a breakfast bar, integrated appliances, and side access.



Upstairs, there are four bedrooms — including a well-proportioned principal suite with built-in wardrobes and an en suite shower room.

Three further bedrooms (two doubles and a single) are served by a family bathroom. All rooms are freshly decorated in neutral tones with excellent light throughout.

Outside

The south-west facing rear garden is surprisingly private, with mature borders, a lawned area and a patio. The detached garage and double-length driveway offer ample parking and storage.



Neighbourhood

Hopkins Way sits in a quiet, family-friendly enclave on the southern edge of Wellesbourne. The street itself is made up of modern, detached homes with generous plots, well-kept gardens, and a calm, residential feel. There's a real sense of pride of place here — neighbours look out for each other, children still play out, and the pace is just right.

Location

There is easy access to the motorway network via the M40 at Junction 15 (5 miles). The nearest train stations are at Stratford-upon-Avon (6 miles) and Warwick Parkway (7.5 miles). It is about 25 miles to Birmingham airport.

There are many attractions in the surrounding area, including country walks and gastro pubs. Just over a mile from the property is the National Trust's Charlecote Park — a Tudor house with Victorian extensions, gardens and parkland with fallow deer. They run a range of workshops and other activities for children and adults.



Compton Verney (3 miles) has an art gallery and runs events, concerts and workshops. It has an extensive Capability Brown landscape, a lake, meadows and woodland, with an adventure playground, bird hide, sand pits, an ice house, hiking trails and picnic spots.

Stratford-upon-Avon — home of the Royal Shakespeare Company and Shakespeare's Birthplace — is only six miles away.

It is a little over six miles to Warwick, with its iconic castle, popular restaurants, pubs and the historic Lord Leycester's Hospital.

Leamington Spa (8 miles) has supermarkets, shops, restaurants and a wide range of entertainment and activities, including an art gallery, museum, cinema, gyms and sports clubs. Leamington is known for its Regency architecture and it holds an annual Food and Drink Festival over two days in September.

Situation & Property Information

No chain

Freehold

EPC Rating D

Council Tax Band E - Stratford-on-Avon

This is a fantastic opportunity for a family looking to upsize, a buyer seeking a forever home to personalise, or anyone looking for a well-built, chain-free property in a well-connected village location.

Viewings

Strictly by appointment only.



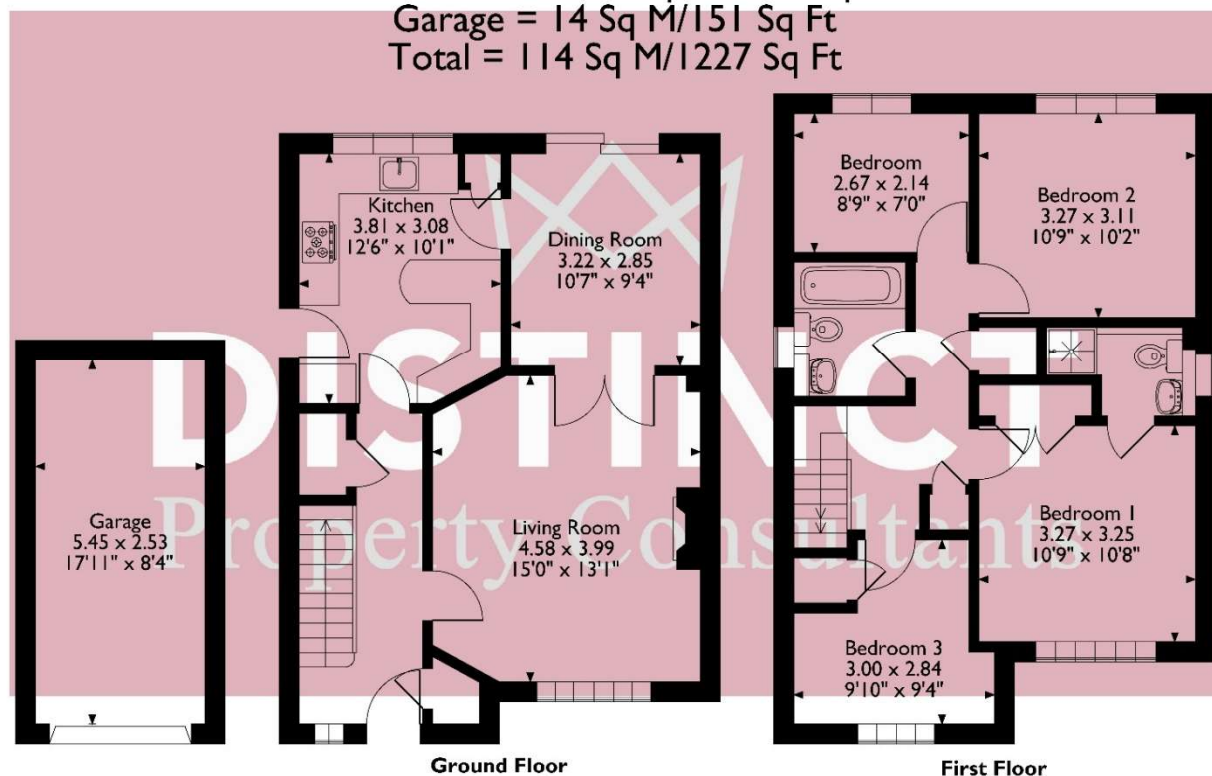
18, Hopkins Way, Wellesbourne, Warwick, Warwickshire

Approximate Gross Internal Area

Main House = 100 Sq M/1076 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 114 Sq M/1227 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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