



The Old Bank, Kinton Road, Wellesbourne

Guide Price **£290,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

The Old Bank, Kineton Road

Wellesbourne

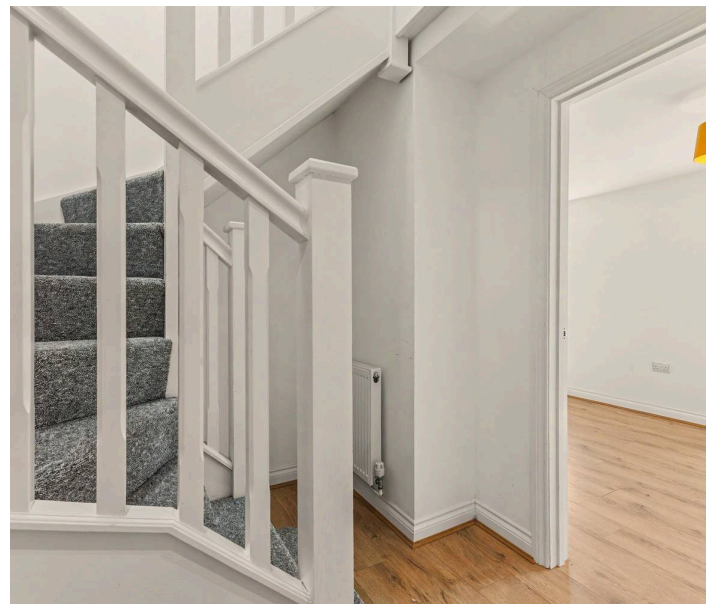
A superb opportunity to acquire this unique and stylish three bedroom duplex apartment, occupying a highly convenient position in the heart of Wellesbourne village. Extending to approximately 1,130 sq ft and arranged over two floors, the property was comprehensively refurbished in 2024 and combines generous proportions with contemporary finishes throughout. Offered for sale with no onward chain.

Accessed via a gated entrance to the side of the building, with the rear entrance shared with just one other property, the apartment offers an unusual amount of space for a village-centre home.

The first floor is centred around an impressive open-plan kitchen and dining area, creating a fantastic space for both everyday living and entertaining. The contemporary kitchen is fitted with an extensive range of dark shaker-style cabinetry, contrasting work surfaces and a striking patterned tiled splashback, together with integrated cooking appliances.

The open-plan arrangement provides ample space for a substantial dining table and additional seating, while doors open directly onto the private decked terrace – a particularly valuable feature for an apartment and an ideal spot for outside dining and entertaining.

Wellesbourne is a popular and thriving village set within South Warwickshire, offering an excellent range of local amenities including shops, supermarkets, a medical centre, school, and leisure facilities. The area combines peaceful countryside





The Old Bank, Kineton Road Wellesbourne

Stylish refurbished three bedroom duplex in central Wellesbourne. Open-plan kitchen, private terrace, two bathrooms, eaves storage. No onward chain. Approx. 1,130 sq ft. Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

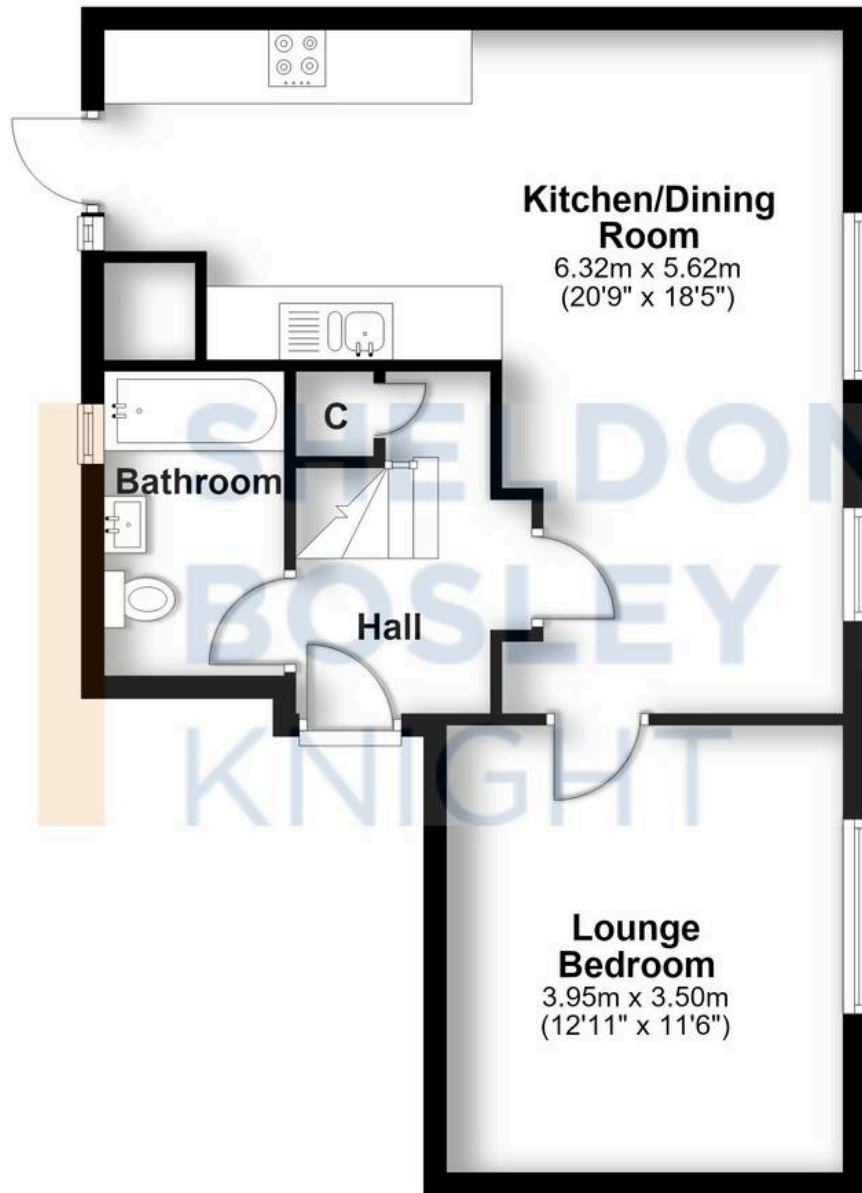
EPC Environmental Impact Rating:

- No Onward Chain
- Three Bedroom Duplex Apartment
- Approx. 1,130 Sq Ft / 105 Sq M
- Refurbished to a High Specification in 2024
- Superb Open-Plan Kitchen/Dining Area
- Separate Sitting Room
- Private Decked Terrace
- Bathroom & Separate Shower Room
- Central Wellesbourne Village Location
- Excellent Eaves Storage



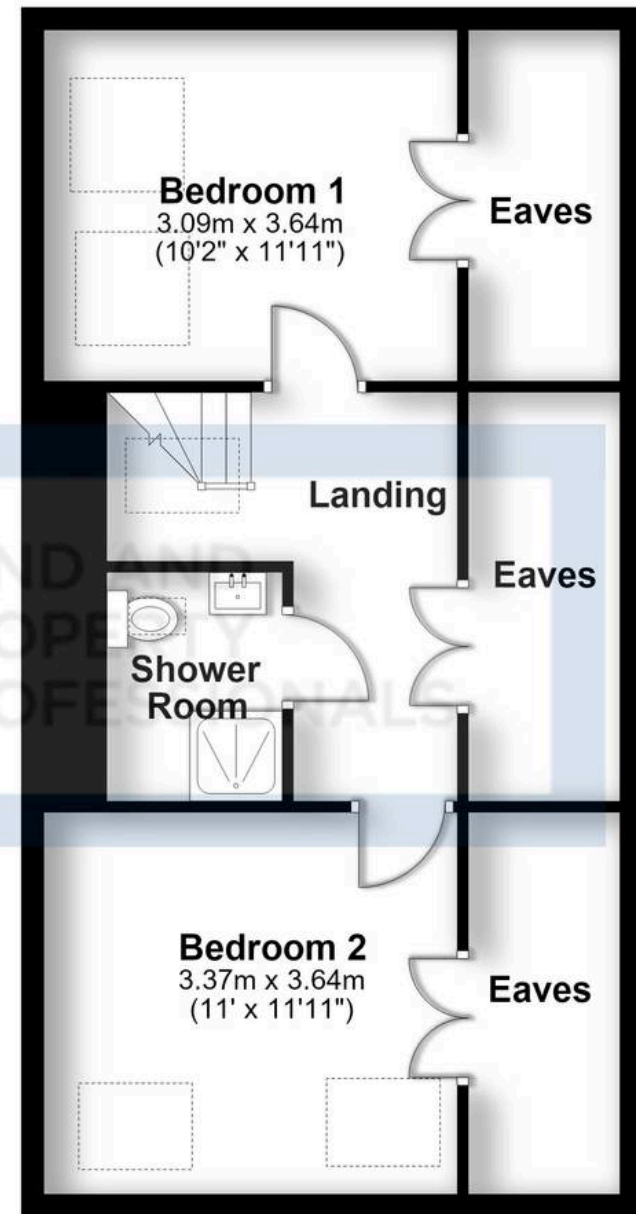
First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Second Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 105.1 sq. metres (1130.7 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.