



****SOURCED AND SOLD OFF MARKET THROUGH OUR
PREMIUM VIP CLIENT SERVICE****

Offers Over £1,000,000



NIKKI HOMES
PROPERTY CONSULTANTS

Stunning RIVERSIDE Property.

It is a character Grade II Listed property in Wellesbourne, set in about 0.8 acres, goes down the to river. Has five bedrooms and an annexe, double garage, 3 reception rooms. Roughly 4,154 sq ft.

Cooper's is an attractive and substantial property providing excellent and good sized accommodation, built of mellow brick, under a clay tiled roof. The front elevation has distinctive gables and diamond pained gothic style windows and stone dripmoulds. There is an annexe which provides flexible accommodation, suitable for a variety of uses. Comprising: Hall, Cloakroom and wc, Drawing room, Playroom, Dining room, Study, Kitchen, Breakfast area, Utility/boot room, Laundry, Further cloakroom, Master bedroom with en suite, 3 Further double bedrooms, Family bathroom, Annexe suite with landing area, double bedroom, shower room, studio/sitting room, Garaging Gardens & grounds in all about 0.38 hectares (0.95 acres)

Council Tax Band: G

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Viewing by appointment only
 Nikki Homes
 Office 1, Reids Ind Estate, Welford Road, Long Marston, Warwickshire CV37 8RA
 Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk