



**Highways**

Wootton Wawen

**theAgents**  
property consultants



# **A brilliant family home finished to an excellent standard after extensive renovation works. Perfect for modern day living in the desirable village of Wootton Wawen.**

**HIGHWAYS  
WOOTTON WAWEN**

## **Summary**

Nestled in the picturesque village of Wootton Wawen, Highways offers the perfect blend of rural serenity and modern luxury. Set amidst the beautiful Warwickshire Countryside, this property boasts character, comfort and convenience.

## **Ground Floor**

As you enter the property, you are greeted by a light and spacious hallway, from here a perfectly positioned study. Adjacent to this, you will find a shower room which also has an integrated dog wash unit which is perfect after the always pleasant countryside walks. This delightful home features a generously sized lounge with a large bay window. A large understairs cupboard acts a boot room with ample storage space. Through the spacious walkway an open-plan kitchen, living, diner has been modernised throughout. The contemporary kitchen, equipped with high-end appliances, numerous worktops, stylish cabinetry and separate utility seamlessly flows into the living and dining areas creating the ideal space for entertaining family and friends. Large trifold doors open on to the garden which are a nice mix of patio and lawned space. From the dining room you have access to your integral garage.

## **First Floor**

As you make your way up the wide staircase, the property includes four double bedrooms, each offering a tranquil space to relax. The principal suite comes with a luxurious en-suite bathroom and double aspect windows allowing the natural light to travel through the upstairs space, while additional bedrooms are serviced via a modern family bathroom with a shower and a freestanding bath.

## **Outside**

The generous driveway sat behind electric gates provides secure parking with video entry for multiple cars. There is also an integral garage. The expansive garden provides a peaceful retreat, ideal for outdoor dining and enjoying the natural beauty of the surroundings. With tall hedging creating privacy and manicured lawns make the garden a true highlight.

## **Location**

Wootton Wawen is a highly sought-after village located just a mile south of Henley-in-Arden. It features a strong local community, an ancient Saxon Church, a local store and two pubs. The newly established 'Field to Fork' has become extremely popular with the local residents. The village also has its own railway station, providing regular services to both Stratford-upon-Avon and Birmingham, making it an ideal base for commuters. Access to both the M40 and M42 motorways is excellent, with each just a short drive away. Additionally, rail services from Warwick Parkway offer travel to London in a little over an hour.

## **Services to the Property**

Oil fired central heating, mains water, mains drainage and mains electric are connected to the property.

## **Local Authority and Tenure**

Stratford-upon-Avon District Council and Freehold.

## **EPC Rating**

EPC Rated Band D.

## **Viewing Arrangements**

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## **Agents Notes**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



























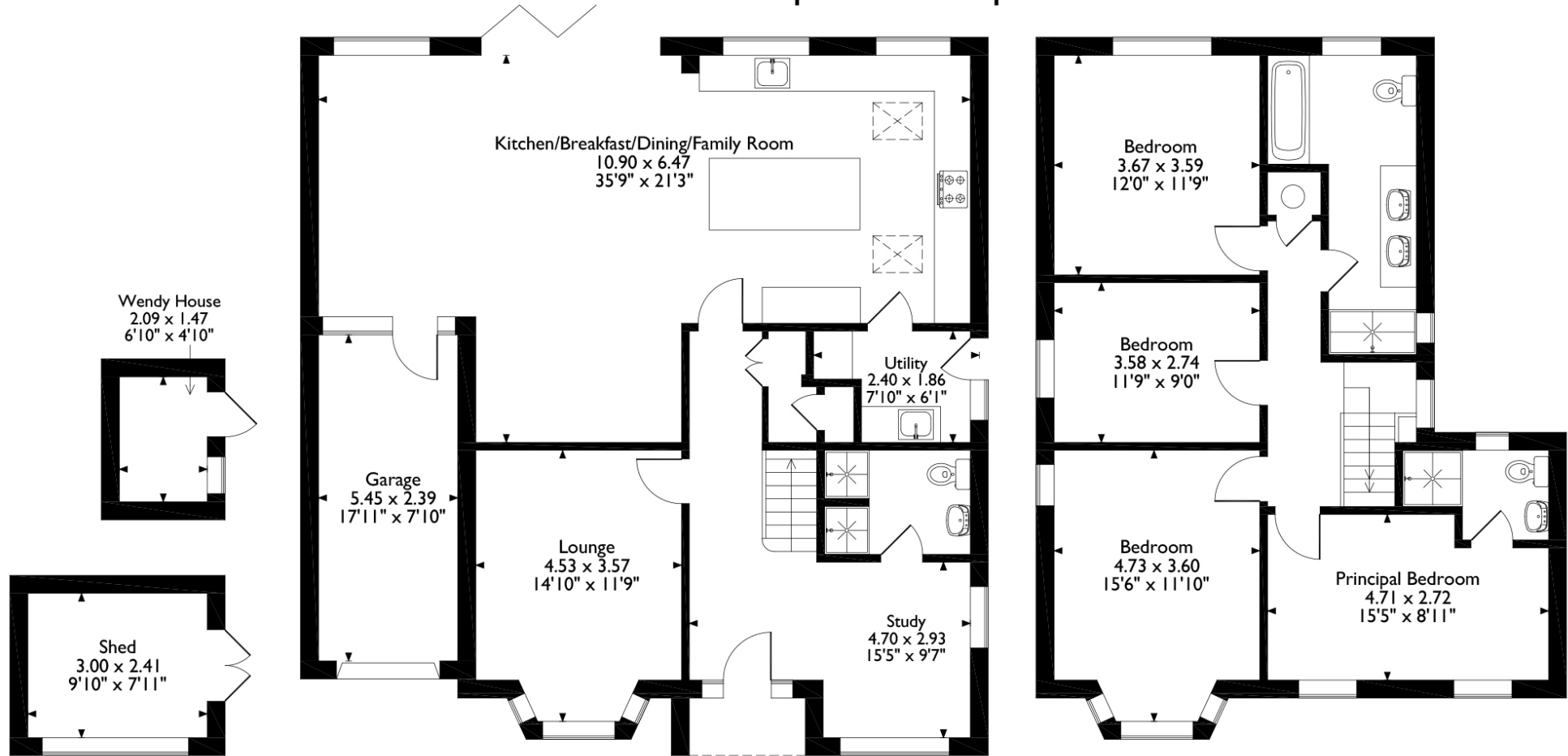






# Highways, Stratford Road, Wootton Wawen, Henley-in-Arden

Approximate Gross Internal Area  
Main House = 189 Sq M/2035 Sq Ft  
Outbuildings = 10 Sq M/107 Sq Ft  
Total = 199 Sq M/2142 Sq Ft



**Outbuildings**

**Ground Floor**

**First Floor**

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.





**theAgents**  
property consultants

116A High Street,  
Henley-in-Arden, Warwickshire  
B95 5BS  
Henley in Arden Office: 01564 332 550  
Park Lane Office: 0207 0791 454  
sales@theagents.properties  
www.theagents.properties

**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Date: 17 / 07 / 2024

Reference:

Highways  
Stratford Road  
Wootton Wawen  
B95 6AS

We are delighted to provide details of the property mentioned above, which is available at 'Offers Over' £900,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at [www.theagents.properties](http://www.theagents.properties).

For additional information or to make arrangements to view the property, please get in touch. We'd love to help you.

Yours faithfully

The Agents Property Consultants Ltd  
Office Head +44 1564 332550  
[sales@theagents.properties](mailto:sales@theagents.properties)