



MEADOW VIEW

STRATFORD ROAD
HENLEY IN ARDEN
WARWICKSHIRE
PLOT ONE AND TWO

theAgents
property consultants

Located in the picturesque area of Henley in Arden, offering the perfect blend of countryside tranquillity and modern convenience. With stunning views over the Warwickshire countryside.

**MEADOW VIEW
PLOT ONE AND TWO
WOOTTON WAWEN
HENLEY IN ARDEN
WARWICKSHIRE**

Summary

Plot one and two are two individual properties that are nestled in the charming village of Wootton Wawen, on the edge of the market town of Henley in Arden. Both are stunning and architecturally designed new builds which has been thoughtfully designed to cater for your every need, they are true gems waiting to be discovered.

As you step inside, you will be greeted by a warm and inviting atmosphere, with spacious rooms designed to be flooded with natural light. The house will boast a superior layout that is both practical and stylish, perfect for luxury living. With an option to buy off plan now, you will have a chance to choose the finishes as well as a significant stamp duty saving incentive.

The surrounding area is a haven for nature lovers, with beautiful countryside views and scenic walks right on your doorstep. Imagine starting your day with a peaceful stroll through the surrounding countryside, or enjoying a drink in the garden while listening to surrounding wildlife.

A brief stroll into the local town Henley in Arden, a charming market town offering a variety of shops and recreational amenities, including pubs, restaurants, a secondary and primary schools, dentists and a doctor's surgery, a veterinary clinic, churches, nursery schools, playgroups, and mother-and-toddler groups. With its rich Shakespearean heritage, Stratford-upon-Avon is just 10 miles away, boasting theatres and numerous amenities.

The area is home to a selection of state, private, and grammar schools, catering to diverse educational needs. Notable institutions include grammar schools in Stratford-upon-Avon and Alcester, Warwick Prep and Public School, Kings High School for Girls in Warwick, and The Croft Prep School in Stratford. Bromsgrove and Solihull Public Schools are also within reach.

The properties are well-placed for easy access to the motorway network, with the M40, M42, and M5 close by. Birmingham offers an International Railway Station and Airport.

For leisure, there are golf courses in Henley-in-Arden, Stratford-upon-Avon, and Warwick, while racing can be enjoyed at Stratford, Warwick, and Cheltenham.

The village is surrounded by footpaths that lead to the picturesque countryside. Don't miss this opportunity to make this house your home and experience the idyllic village lifestyle that Wootton Wawen and Henley in Arden has to offer.

Services to the Property

Air Source Heating

Mains Water

Local Authority

Stratford District Council

Viewing Arrangements

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

EPC Rating

TBC

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.

PROPOSED SPECIFICATION

MEADOW VIEW
PLOT ONE AND TWO

PROPOSED SPECIFICATION

KITCHEN

- * Your chance to work with kitchen designers
- * Integrated appliances to include induction hob, two single ovens, a steam oven and combination microwave oven
- * Integrated dishwasher, full height fridge and full height freezer
- * Wine cooler
- * Large and well thought out refuse and recycling units

FINISHES & FEATURES

- * Natural oak veneer internal doors with polished chrome furniture
- * Residence 9 windows with an option of classic colours
- * Powder coated aluminium sliding doors leading to seamless living external patio
- * Full height powder coated aluminium windows to bedroom 1 and 2
- * Staircase with oak handrail, oversized newels and glass infill panels
- * Fireplace with wood burning stove to lounge or Kitchen area
- * Painted softwood skirting and architrave throughout
- * Air Source Heat Pump with wet underfloor heating to ground floor with thermostatically controlled radiators to first and second floors
- * Dijon tumbled limestone flooring to ground floor kitchen, utility room and hallway with Oak flooring to living room and family room

BATHROOMS & ENSUITES

- * White contemporary wall hung sanitary ware with polished chrome fittings by Hansgrohe
- * Mandarin Stone ceramic floor and wall tiles to bathroom and ensuites
- * Feature bath to master bedroom ensuite
- * Bathroom and master ensuite to feature HIB built-in recessed mirrored vanity unit with shelving, lighting and shaver socket
- * Shaver socket and multi-rail chrome towel warmer to all bathrooms and ensuites
- * WC to feature wall hung vanity unit and sink
- * HansGrohe shower system with fixed raindance overhead shower, separate handset on riser rail

ELECTRICAL & LIGHTING

- * Contemporary brushed steel sockets and switches throughout.
- * USB charging points to selected sockets.
- * LED down lighters to kitchen, bathrooms and ensuites

MEDIA & COMMUNICATIONS

- * BT and TV points with CAT 6 data cabling to kitchen, living room, study, family room and all bedrooms
- * Integrated television reception system, digital terrestrial

EXTERNAL DETAIL

- * Mandarin Stone 30mm external Dijon Limestone patio (50m²)
- * Laid to lawn to remaining garden areas
- * Boundary walls or fencing
- * Planting installed in line with approved planning landscape layout
- * External waterproof sockets and water tap to side/rear of property
- * Automated double garage door and remote key fobs
- * 2 Car charging points and external waterproof socket.
- * Lighting to external doors with PIR sensors
- * Lawn and block paving to front of property/driveway

SECURITY & INSURANCE

- * 10 year Buildzone Structural Warranty
- * NACOSS or NIS approved alarm system with PIR sensors to ground floor and landing with panic button to master bedroom and optional 'monitoring' call facility.

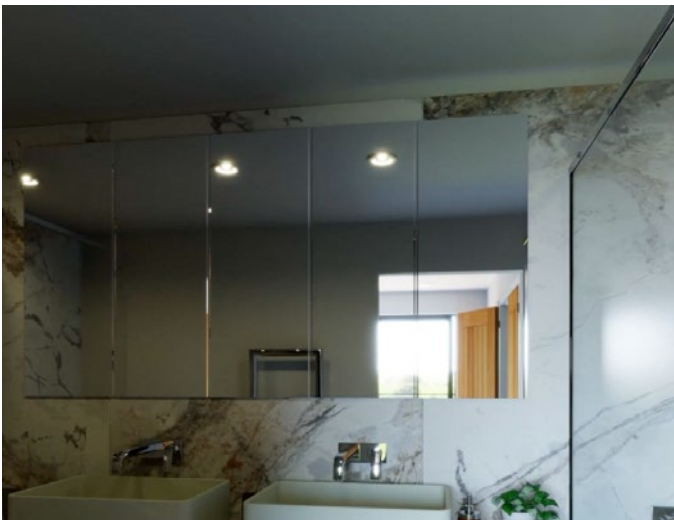










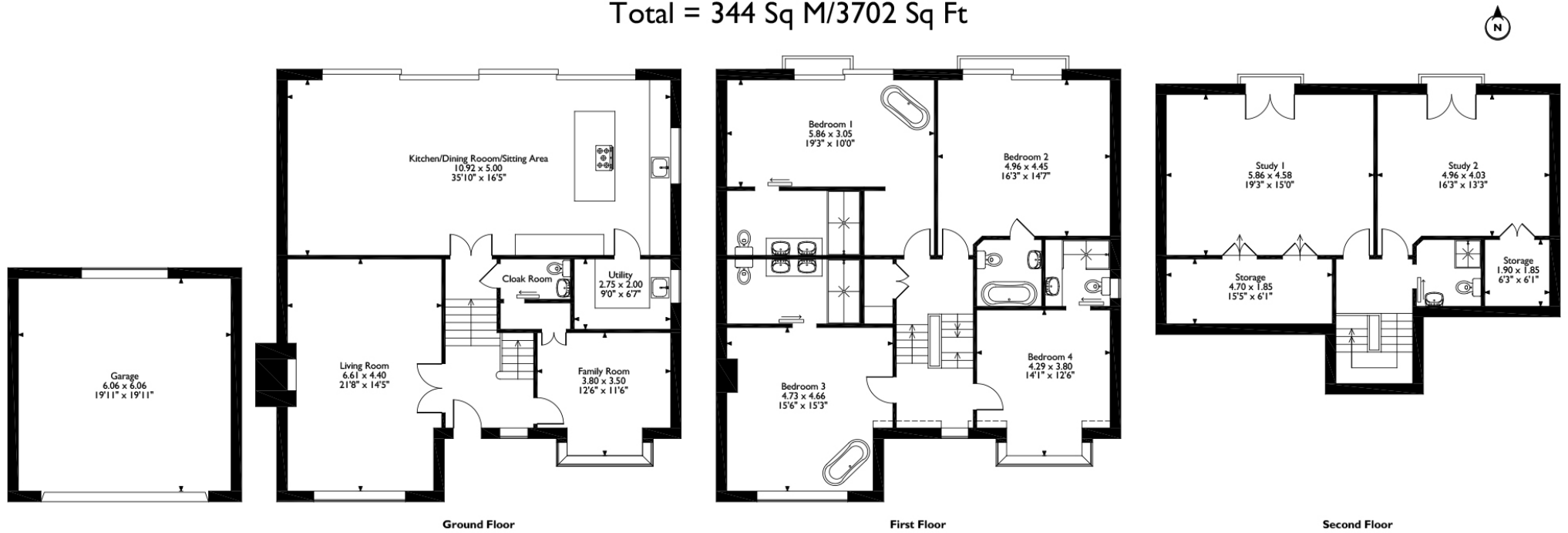


Plot I, Meadowview, Stratford Road Wootton Wawen, B95 6AS

Approximate Gross Internal Area
Main House = 307 Sq M/3304 Sq Ft

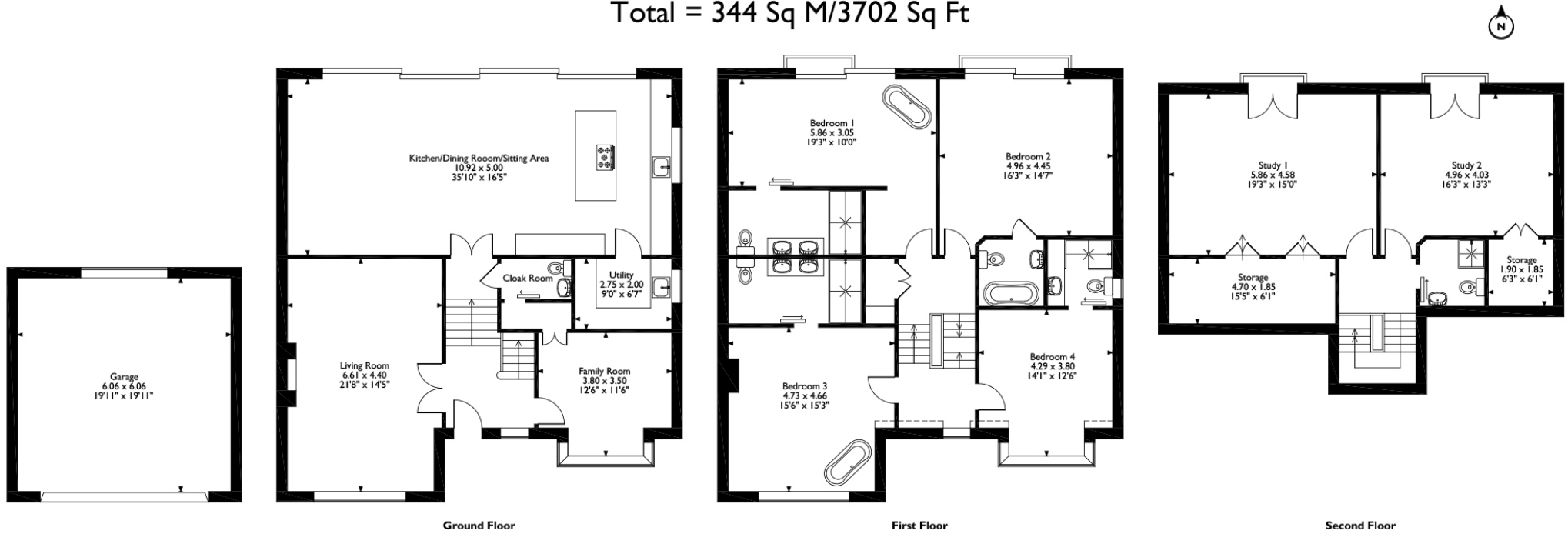
Garage = 37 Sq M/398 Sq Ft

Total = 344 Sq M/3702 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.

Plot 2, Meadowview, Stratford Road Wootton Wawen, B95 6AS
 Approximate Gross Internal Area
 Main House = 307 Sq M/3304 Sq Ft
 Garage = 37 Sq M/398 Sq Ft
 Total = 344 Sq M/3702 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.



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.