



Berry House

Wootton Wawen

theAgents
property consultants

A fantastic family home in the desirable village of Wootton Wawen with an abundance of living space.

**BERRY HOUSE
WOOTTON WAWEN**

Summary

A rare opportunity to acquire a delightful and well-maintained detached family home in the heart of the picturesque village of Wootton Wawen. Sat behind private gates, Berry House offers traditional charm and modern living beautifully immersed across 3,369sq.ft.

Ground Floor

Entering Berry House, you are greeted with a spacious hallway filled with natural light. On your left, there is a well positioned home study with a large window overlooking the drive. This has ample space for all studious tasks. Following on from here, you have a spacious living room with an electric feature fire which offers a family a quiet place to relax and unwind. Through the internal bi-folding doors, you are greeted with the dining room with French doors out to the designated outdoor seating area on the patio. The kitchen space is the hub of the home with a breakfast bar and fitted with NEFF appliances and Quartz worktops ensuring quality throughout. An accompanying utility with an additional worktop and sink, perfect for preparing. A large conservatory provides direct access to the garden. Completing the hallway, you find your final reception room in the form of an entertainment room, perfect for hosting family and friends. Making it extremely versatile. Through here, you have access to the integral garage which is currently used as storage with additional shelving installed by the current owners.

First Floor

At the top of the stairs, there is a commodious landing with a large window across the front face of the property providing astonishing views of the rolling countryside. In the Principal suite, there is a large en-suite with shower, a double bedroom with freestanding wardrobes, views of the countryside to the front and a Juliet balcony to the rear overlooking your landscaped garden. Bedroom two, with plenty of wardrobing space and natural light creating a warm atmosphere. This room benefits from a substantial en-suite. Bedroom three is large with vast amount of storage space and a shower room. Bedroom four is a great double and is serviced via the family bathroom. The loft is the full length and width of the property and is partly boarded and insulated.

Outside

The generous driveway, sat behind electric gates provides secure parking for multiple cars. There is also an integral garage which has an electric charging point. The expansive garden provides a peaceful retreat, ideal for outdoor dining. Tall hedging creates privacy and the 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. Additionally, rail services from Warwick Parkway offer travel to London in a little over an hour.

Services to the Property

Electric heating, mains drainage and water.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated E.

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.









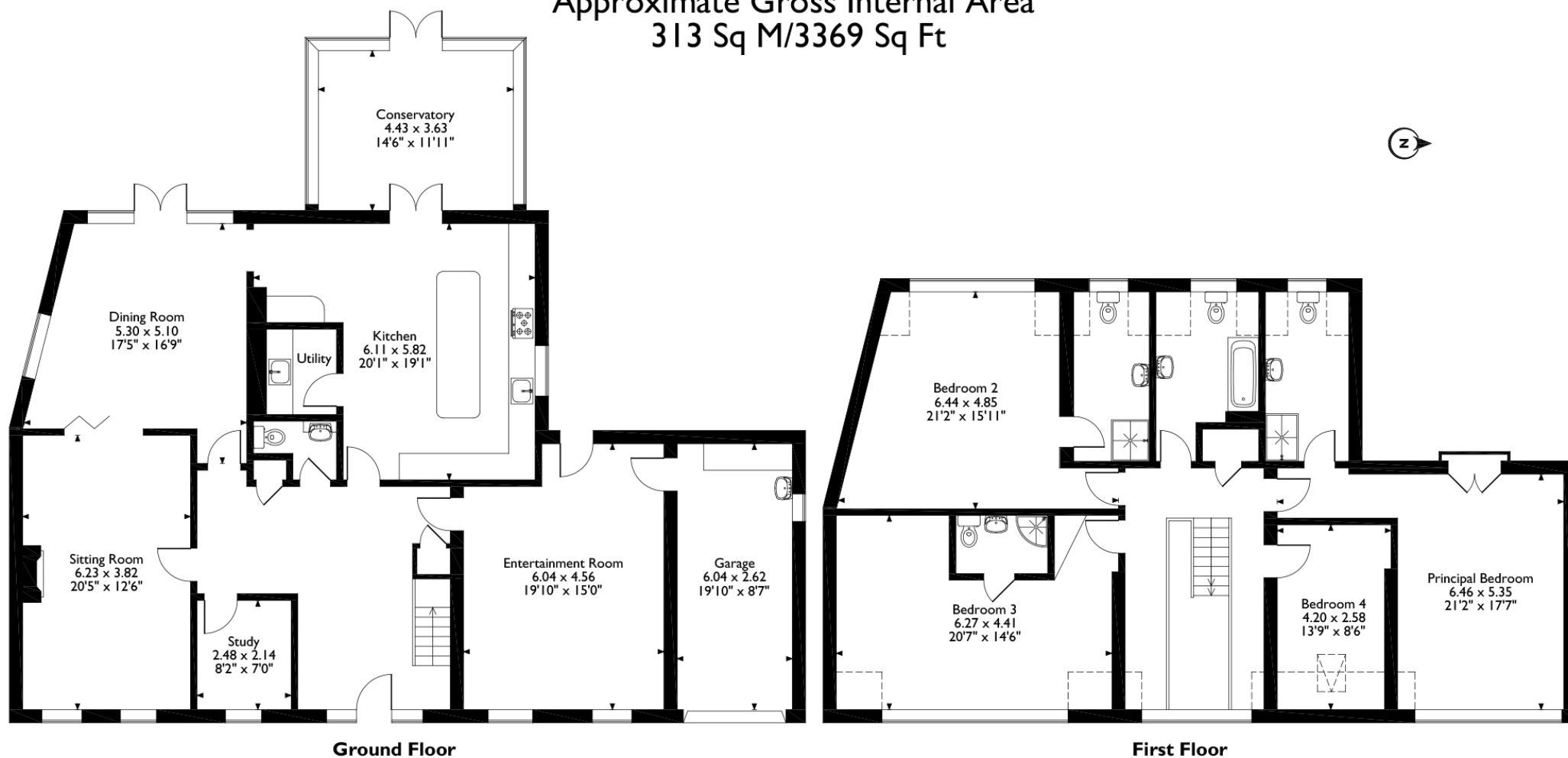








Berry House, Stratford Road, Wootton Wawen, Henley-in-Arden, Warwickshire
Approximate Gross Internal Area
313 Sq M/3369 Sq Ft



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.



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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: 10/02/2025

Reference:

Berry House,
Stratford Road,
Wootton Wawen,
B95 6AS

We are delighted to provide details of the property mentioned above, which is available at Offers in the Region of £1,000,000.00. 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.

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

Yours faithfully

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