



1 and 2, Wells Cottages

Wootton Wawen

theAgents
property consultants

An exclusive pair of four-bedroom, detached new build homes in the sought-after village of Wootton Wawen. Finished to a high-standard throughout accompanied with brilliant countryside views.

**1 AND 2, WELLS COTTAGES
WOOTTON WAWEN**

Summary

Discover refined semi-rural living with these two beautifully crafted new-build detached homes, situated in the picturesque village of Wootton Wawen. Combining contemporary elegance with traditional charm, 1 and 2, Wells Cottage offer an ideal blend of space, style and serenity.

Ground Floor

Welcoming entrance hallway leading to the sitting room to the right with French doors leading to the private patio space. Through here you are led to the stunning open plan kitchen, diner with ample space for entertaining family and friends. The kitchen has an abundance of storage and worktops, finished with high-end appliances; Smeg and NEFF ensuring quality throughout. The breath-taking countryside views from the bi-folding doors is the outstanding feature creating a tranquil atmosphere. Off from the kitchen space, there is a suitable utility with downstairs w/c, additional work surfaces and an additional sink, making this space extremely useful. The entirety of the house is heated via an Air Source Heat Pump.

First Floor

As you make your way up the stairs, you are greeted with vaulted ceilings allowing the natural light to flow through into the eaves and brightening the hallway. Off from the landing, there is a principal bedroom completed with a large en-suite with a separate bath and shower. Bedroom two is a generous double with undulating countryside views, again, fitted with an en-suite with a shower. Following the landing there are two further double bedrooms - these are both serviced via the family bathroom.

Outside

The setting is peaceful and private. A large patio space partnered with a small, landscaped garden make it perfectly positioned to enjoy the idyllic Warwickshire surroundings. There is a single garage with an adjacent store room for all storage needs - the garage is also fitted with an electric charging point. There is parking for up to three cars.

Location

Located in the charming village of Wootton Wawen benefiting with amenities such as schooling, train links, pubs and restaurants. Just moments away from Henley-in-Arden and within easy reach of Stratford-upon-Avon, these homes benefit from both a semi-rural setting and strong transport connections. Easy access to the M40, A3400 and regular rail services from Wootton Wawen Station.

Services to the Property

Air Source Pump heating, mains water, electric and drainage.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated B.

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.

















Wells Cottage, Alcester Road, Wootton Wawen, Henley-in-Arden

Approximate Gross Internal Area

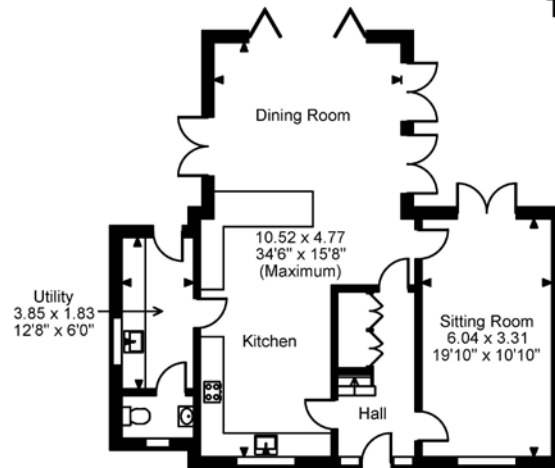
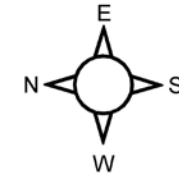
Plot 1 = 1658 Sq Ft/154 Sq M

Plot 2 = 1647 Sq Ft/153 Sq M

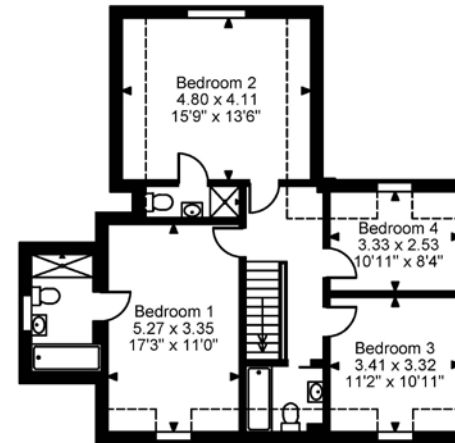
Outbuilding = 207 Sq Ft/19 Sq M

Garage = 379 Sq Ft/35 Sq M

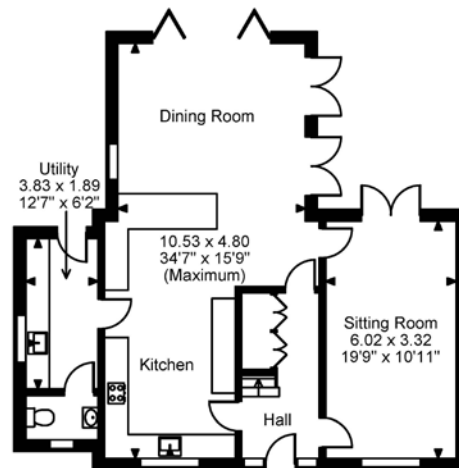
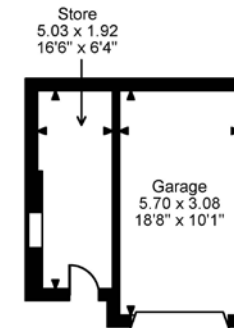
Total = 3891 Sq Ft/361 Sq M



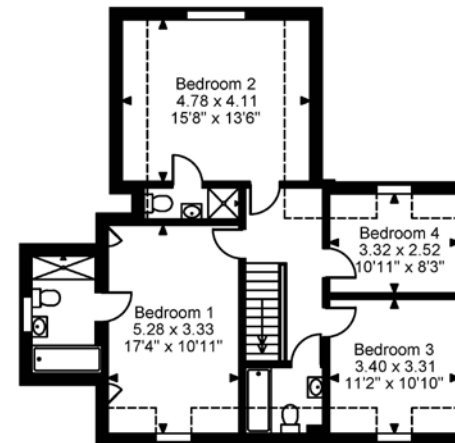
Plot 1 Ground Floor



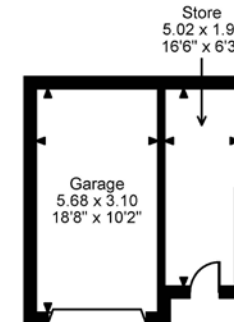
Plot 1 First Floor



Plot 2 Ground Floor



Plot 2 First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Important Notice

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