

Andrew Grant
PRESTIGE & COUNTRY



Holly Oak House
Wootton Waven, B95 6DN



Holly Oak House

Salters Lane, Wootton Wawen B95 6DN

5 Bedrooms 3 Bathrooms 2 Reception Rooms

“An exquisite five bedroom country home in Wootton Wawen, offering refined interiors, landscaped gardens and superb access to local amenities and transport links.”

Scott Richardson Brown CEO

- Stunning detached five bedroom family home, refurbished to a high standard.
- Exceptional bespoke kitchen and open-plan living areas with French doors to the garden.
- Luxurious principal bedroom suite with bespoke en suite and garden views.
- Landscaped garden with patio, ideal for outdoor dining and relaxation.
- Ample parking with electric gate, double garage and generous driveway with EV charging port.
- Sought-after village location with excellent schools, shops and train links nearby.



2724 sq ft (253.1 sq m)



The kitchen

This beautifully appointed bespoke kitchen is a true centrepiece of the home, offering quartz worktops, high-end integrated NEFF appliances, Butler sink and extensive storage throughout. The generous island provides ample workspace and seating for family meals or entertaining. Flooded with natural light, the kitchen flows effortlessly into the dining area, with French doors opening directly onto the rear garden. Every detail has been considered to offer a balance of functionality and timeless style.





The dining area

The kitchen includes a spacious dining area, ideal for both everyday family meals and entertaining. With ample room for a large table and relaxed seating, the space is enhanced by natural light and views towards the garden, with a stable door providing access to the patio. A bank of built-in cabinetry surrounds an American style fridge-freezer, offering additional storage and a wine rack. This versatile space is the perfect complement to the adjoining kitchen, creating a true heart of the home.





The sitting room

Bathed in natural light from multiple French doors and windows, the sitting room is a warm and elegant space. A feature limestone fireplace with wood burner adds a cosy focal point, while the generous layout is ideal for relaxing or hosting guests. This inviting room opens directly to the patio and garden beyond, providing a seamless blend between indoor and outdoor living.





The snug

A versatile and private reception room, the snug offers a peaceful escape for reading, watching TV or working from home. Bespoke fitted cabinetry provides ample storage, while the French doors offer views and access to the rear garden. This is an ideal space for all members of the family to enjoy, whether as a quiet retreat or an informal living area.



The utility

The utility room is a spacious and practical addition to the home, thoughtfully designed with built-in cabinetry for household essentials. A large Belfast sink is set beneath a bright window, complemented by quartz worktops and painted panelling for a refined yet functional finish. With ample storage, a second preparation area and hidden free-standing appliances, this room serves as a cloakroom and laundry zone. Its positioning off the main hallway makes it perfectly suited for everyday family life.





The entrance & cloakroom

The entrance to Holly Oak House sets the tone for the rest of the property, with a wide and welcoming hallway featuring beautiful herringbone oak flooring and wainscoted walls. The staircase rises elegantly to the first floor, while glazed double doors lead through to the main reception spaces, allowing light to flow throughout. Practical and stylish, the hallway also provides access to a cloakroom and under-stairs storage, perfectly suited for family living.



The principal bedroom

The principal bedroom is an elegant and spacious haven, set along a private corridor with built-in wardrobes offering ample storage. Positioned to enjoy views over the rear garden, this beautifully proportioned room is filled with natural light and features a calming neutral palette. The luxurious en suite bathroom adds to the room's serene feel and creates a wonderful oasis to unwind in.





The en suite

The en suite to the principal bedroom is a luxurious and beautifully finished space, featuring a striking freestanding bath positioned beneath a dormer window, offering leafy views and natural light. The elegant vanity unit with marble feature countertop basin is complemented by wall-mounted taps, stylish marble herringbone tiling and oak flooring. A concealed WC and thoughtful layout create a calm and uncluttered feel, making this an indulgent retreat within the home.





Bedroom two

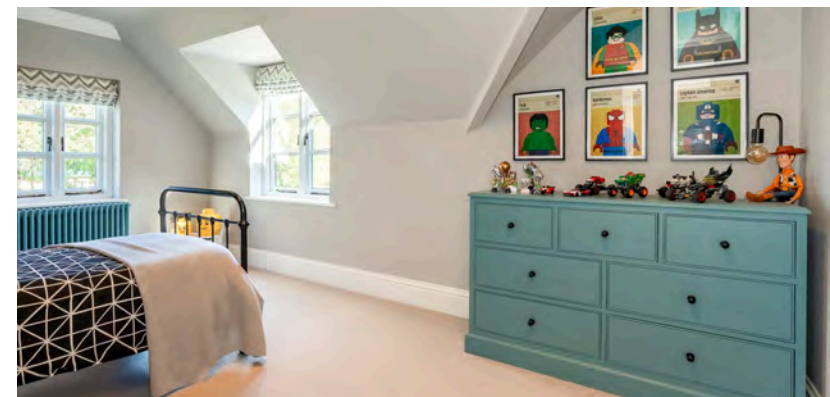
Set beneath an apex ceiling and filled with natural light, bedroom two is spacious and well-proportioned. Four large windows offer views across the surrounding landscape, while the room provides generous storage space in the built in wardrobes. A bright and restful bedroom, perfect for guests or family members.





Bedroom three

A generously sized double room with dual aspect windows, creating a bright and airy space. This bedroom features integrated storage solutions with built-in wardrobes and drawers, making it both practical and spacious. The sloped ceilings add character while still allowing ample headroom and floor space. Perfectly suited for a child or teenager, this room offers plenty of room to sleep, study and play in comfort.





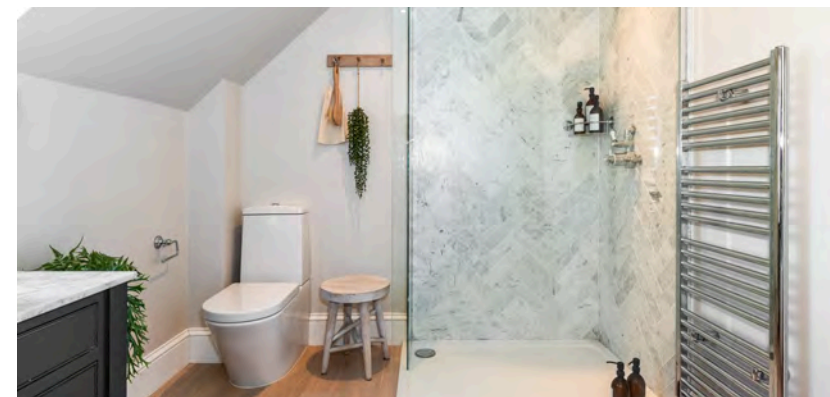
Bedrooms four & five

A charming and inviting bedroom, set beneath a gently sloping ceiling, built-in storage and a lovely view through the rear-facing window. Bedroom five is of similar size and is currently being used as a home office. The room has an en suite and built in storage for added convenience.



The family bathroom

The family bathroom features a luxurious freestanding bath and a separate walk-in shower. Finished to a high standard, with elegant marble feature herringbone tiles and counter top, it serves the upper floor bedrooms with style and functionality. A calm and contemporary space with modern fittings and oak flooring, designed for comfort and ease.





The garden

The wraparound garden is a peaceful and private outdoor space, landscaped to provide lawned areas for play and relaxation, as well as a generous patio ideal for alfresco dining. Framed by mature hedging and planting, it is the perfect place to unwind, entertain or enjoy summer afternoons with family and friends.



Location

Wootton Wawen is a picturesque and historic village nestled in the Warwickshire countryside. Home to the oldest building in Warwickshire, it is a village that is bursting with history and culture.

It offers the charm of rural living while maintaining excellent transport links, including a local train station with services to Stratford-upon-Avon, Birmingham and beyond. The nearby A3400 connects residents to Henley-in-Arden and Stratford-upon-Avon within minutes, making commuting and leisure travel both convenient and straightforward.

Local amenities include a village shop, post office, traditional pubs and highly regarded schools. The village is surrounded by historic buildings, scenic walks and countryside, with the Stratford-upon-Avon Canal passing through the area. Nearby Henley-in-Arden and Stratford offer a wider range of shopping, dining and cultural experiences. With a strong community spirit and a superb location, Wootton Wawen is a highly desirable place to call home.

Services

Oil heated, private drainage, mains electric and water.

Council Tax

The Council Tax banding for this property is **Band G**

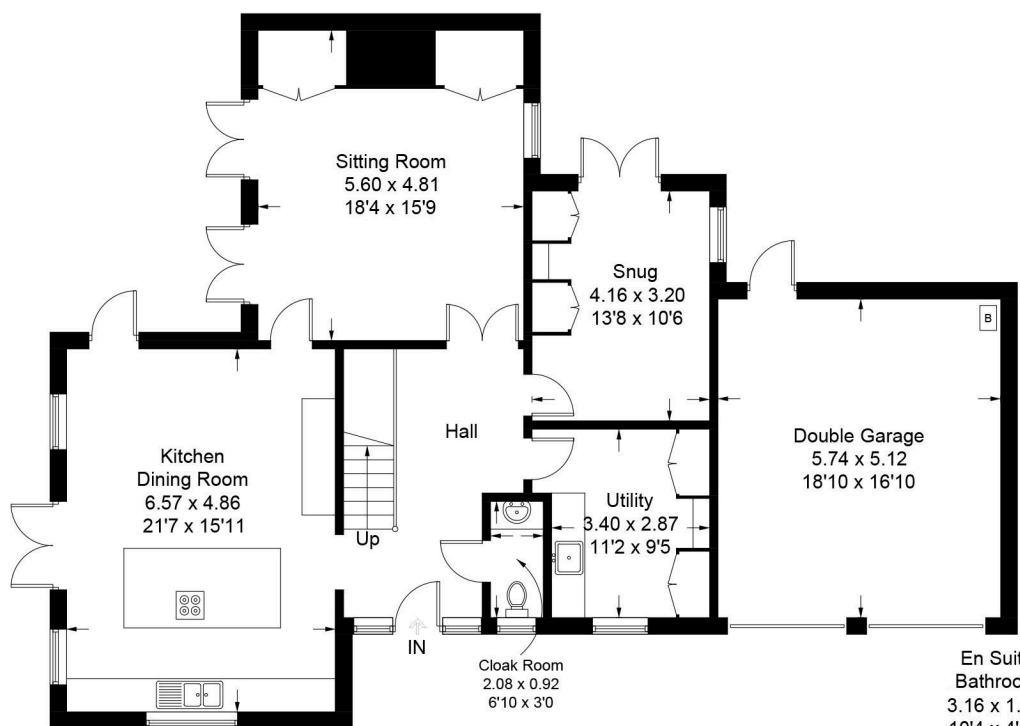


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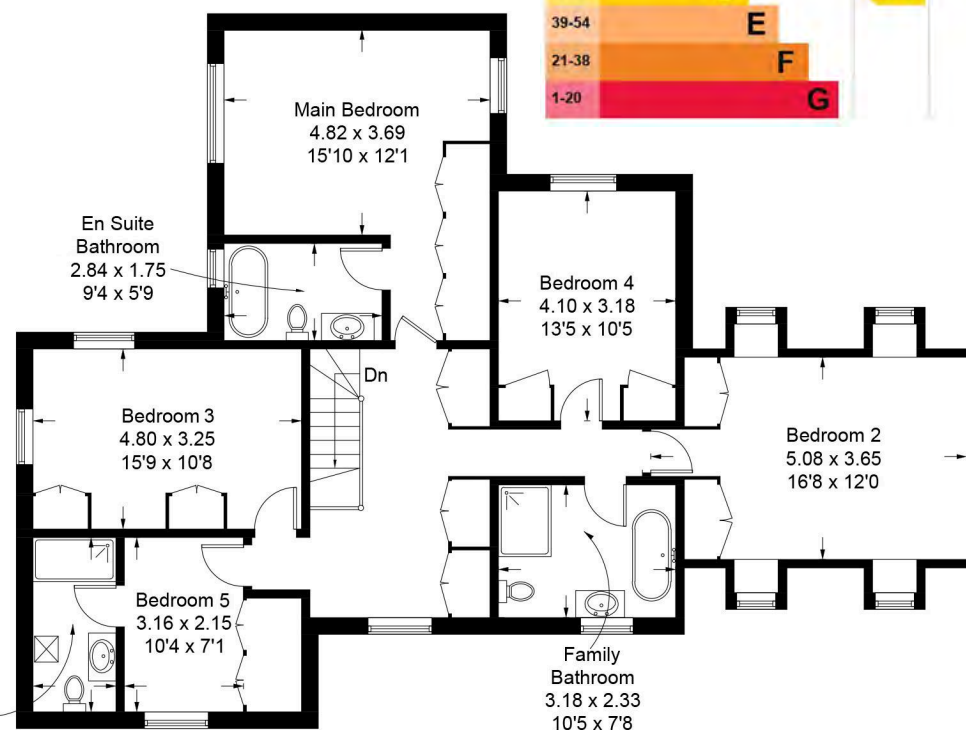
Approximate Gross Internal Area = 223.6 sq m / 2407 sq ft
 Double Garage = 29.5 sq m / 317 sq ft
 Total = 253.1 sq m / 2724 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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