



Upper Mill, B95 6BY
Sale Price £485,000



Love
Property Co.

Upper Mill, Stratford Road, Wootton Wawen, B95 6BY

Tenure: Leasehold | Tax Band: E | Grade II Listed
Services: Mains Electric | Water | Drains
Council: Stratford-Upon-Avon District Council

**** Upper Mill - A Unique Blend of History and Modern Comfort****

Love Property Co are pleased to offer Upper Mill a truly exceptional property that seamlessly combines historical charm with modern comfort. Its Grade II listed status, stunning wooden beam features, distinctive entrance options, generous living spaces, dedicated study, communal garden, and shared parking area set it apart as a distinctive place to call home.

****First Floor:****

Upon entering the first floor, you'll be presented with two equally remarkable options: ascend via the spiral staircase, or enjoy the convenience of the Rolls Royce of elevators. Your arrival is met with an elegant entrance reception that doubles as a dining room, complete with a graceful staircase leading to the second floor. From the central hallway, you'll find a spacious kitchen/diner area, accompanied by a generously proportioned separate utility area. The first floor also houses two spacious double bedrooms, with the principal bedroom featuring a delightful ensuite shower room. The family bathroom, located at the end of the hallway, is exceptionally roomy.

****Second Floor:****

As you ascend to the second floor, the left entrance beckons you into a serene sitting area, perfect for quiet moments of reading. This leads to a beautifully open family lounge area, accentuated by the ambiance of a traditional log burner and an abundance of traditional wooden shelving. Continuing through, you'll discover two additional distinct sitting areas, each offering a unique perspective. One of them provides panoramic views of the communal gardens, while the other frames the tranquil Weir at the rear of the property.

****Outside:****

Access to the outdoors is through a charming courtyard that grants entry to the communal private parking area, boasting two designated parking spaces. Beyond this, you'll find a picturesque communal garden and barbecue area overlooking the weir on the river Alne and the Warwickshire countryside, all accessible via a private driveway branching off from the main Stratford Road.

Tenure: Leasehold – 976 years remaining



PROPERTY MEASUREMENTS:

LOUNGE

18' 2" x 25' 5" (5.54m x 7.74m)

SITTING ROOM

17'5" x 21' 0" (5.31m x 6.40m)

STUDY/BEDROOM THREE

9' x 10' 2" (2.74m x 3.10m)

KITCHEN/BREAKFAST ROOM

17' 5" x 11' 0" (5.31m x 3.36m)

PANTRY

17'5" x 3' 9" (5.31m x 1.14m)

DINING ROOM

17'5" x 10' 2" (5.31m x 3.10m)

BEDROOM ONE

12' 8" x 14' 5" (3.86m x 4.40m)

EN-SUITE

5' 2" x 9' 11" (1.59m x 3.03m)

BEDROOM TWO

10' 7" x 10' 8" (3.23m x 3.24m)

BATHROOM

7' 3" x 7' 0" (2.21m x 2.14m)

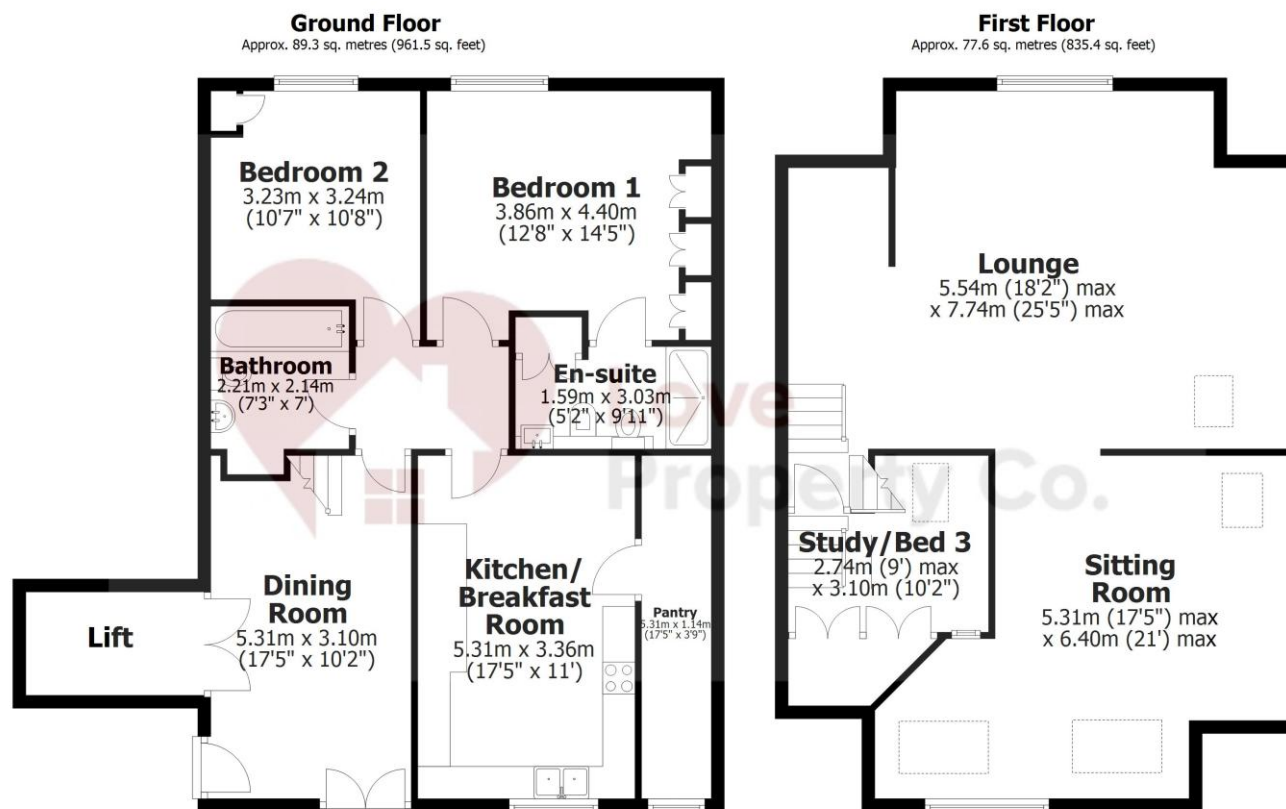
TOTAL SQUARE FOOTAGE

1796.9 sq. ft approx. (166.9 sq.metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 166.9 sq. metres (1796.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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