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**Four Winds,
Stratford Road, Wootton Waven, Warwickshire, B95 6AS
Offers In The Region Of £695,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Four Winds is a beautifully presented detached family home that has been tastefully renovated to a high specification. With flexible accommodation arranged over two floors, the property briefly comprises; three double bedrooms, jack-and-jill bathroom, two reception rooms (including potential guest bedroom to the ground floor), substantial open plan dining/family/kitchen, utility room, and downstairs shower room. It further benefits from a good-sized South/West-facing rear garden, driveway parking to the front, and integral garage.

Located between Wootton Wawen and Henley-in-Arden, this property is well placed for a wide range of amenities to include; shopping and recreational facilities (including the newly opened 'Field to Fork' farm shop and café), pubs and restaurants, both primary and secondary schools, a dentist, and doctors' surgery. It is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 4 miles and 6 miles, respectively. The local railway stations ("Wootton Wawen" and "Henley-in-Arden") offer regular trains to Stratford-upon-Avon and Birmingham City Centre. A bus route also runs to Stratford-upon-Avon, Hockley Heath, Shirley and Solihull Town Centre.



The property is set back from the road and approached via a gravelled driveway, which provides parking for multiple vehicles and gives access to the garage. The composite front door, with arched brick storm porch above, feature tiling and external lighting, opens into:

Entrance Hall

12'5" x 7'10" (3.80m x 2.40m)

Staircase rising to the first floor, radiator, and tiled flooring. Oak door into:

Living Room

14'5" (including bay window) x 11'1" (4.40m (including bay window) x 3.40m)

UPVC double glazed bay window to the front with fitted shutters and window seat, panelling to the walls, feature picture rail, and modern vertical radiator.

Study/Bedroom Four

11'1" x 8'2" (3.40m x 2.50m)

Currently used as a guest bedroom; with feature coving to the ceiling, UPVC double glazed picture window to the side, and modern vertical radiator.

Open Plan Dining/Family/Kitchen

• Dining Area

13'5" (max)/11'9" (min) x 6'10" (4.10m (max)/3.60m (min) x 2.10m)

Oak door leading to utility room, further oak door leading to the downstairs shower room, feature shelving for log storage, modern vertical radiator, and tiled flooring.

• Family Area

13'5" x 13'5" (4.10m x 4.10m)

Feature UPVC double glazed roof lantern, UPVC double glazed bi-fold doors leading to the rear garden, feature "Contura" log burning stove, two modern vertical radiators, and tiled flooring.

• Kitchen Area

17'4" x 9'2" (5.30m x 2.80m)

UPVC double glazed sliding patio doors leading to the rear garden, beautifully fitted 'in-frame' kitchen with a range of wall, drawer and base

units with quartz work surfaces over, double doors to pull-out larder cupboard with fitted wire rack shelving, inset 1.25 bowl stainless steel sink with chrome mixer tap over and draining grooves to the side, built-in eye-level "SMEG" conventional fan oven and grill, further built-in eye-level "SMEG" fan oven and grill with combination microwave and warming drawer below, inset 4-ring induction hob with feature built-in extractor fan over, space for an American-style fridge-freezer, built-in dishwasher, inset wine rack, integrated wine cooler, breakfast bar with space for three bar stools, and tiled flooring.

Utility Room

6'10" x 6'2" (2.10m x 1.90m)

UPVC double glazed window to the side, UPVC double glazed door to the side, fitted with a range of wall and base units with roll top work surfaces over, inset stainless steel sink with chrome mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, modern vertical radiator, and tiled flooring.

Downstairs Shower Room

6'2" x 5'10" (1.90m x 1.80m)

Obscure UPVC double glazed window to the rear, 3-piece suite comprising; shower cubicle with "Mira" electric shower over and glazed sliding door, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, shaver point, feature tiling to splashback areas, wall mounted ladder-style heated towel rail, and tiled flooring.

First Floor Landing

Hatch giving access to the loft, feature UPVC triple glazed skylight, UPVC double glazed window to the side, and radiator. Oak door into:

Bedroom One

12'1" x 11'1" (3.70m x 3.40m)

UPVC double glazed window to the rear with fitted shutters, built-in 3-door wardrobe with hanging rail and shelving, and radiator. Oak door to:

Jack-and-Jill Bathroom

8'10" x 8'10" (2.70m x 2.70m)

Obscure UPVC double glazed windows to the side and rear, oak door leading to the first floor landing, luxury 4-piece suite comprising; feature freestanding bath with floor mounted chrome mixer tap and handheld shower attachment, walk-in shower with mains fed 'drench head' shower over and glazed screen, low level WC with concealed cistern, vanity unit with feature bowl wash hand basin and chrome mixer tap over, extractor fan, tiling to the walls, ladder-style heated towel rail, and tiled flooring.

Bedroom Two

13'9" (max)/11'9" (min) x 11'1" (max)/9'6" (min) (4.20m (max)/3.60m (min) x 3.40m (max)/2.90m (min))

UPVC double glazed bay window to the front with fitted shutters, built-in (full width) wardrobes with inset dressing table and storage cupboards above, and radiator.

Bedroom Three

11'1" x 8'2" (3.40m x 2.50m)

UPVC double glazed window to the front with fitted shutters, feature sliding door leading to walk-in wardrobe (eaves) with lighting, and radiator.

South-West Facing Rear Garden

An attractive, well-maintained landscaped garden, being mainly laid-to-lawn with mature borders housing a range of plants, shrubs and trees, and bound on three sides by timber fencing. A paved pathway runs through the garden to a water feature and raised decking area with feature outdoor bar. There is also a log store, two outdoor taps (hot and cold water), external lighting, and power. A pair of timber gates gives access to the front of the property.

Integral Garage

16'4" x 8'2" (5.00m x 2.50m)

Metal up-and-over door to the front, obscure UPVC double glazed window to the side, lighting, power, floor mounted "Grant" oil-fired boiler (approximately 2.5 years old), pressurised hot water system, and cold water tap.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via a oil-fired boiler, which is located in the integral garage.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

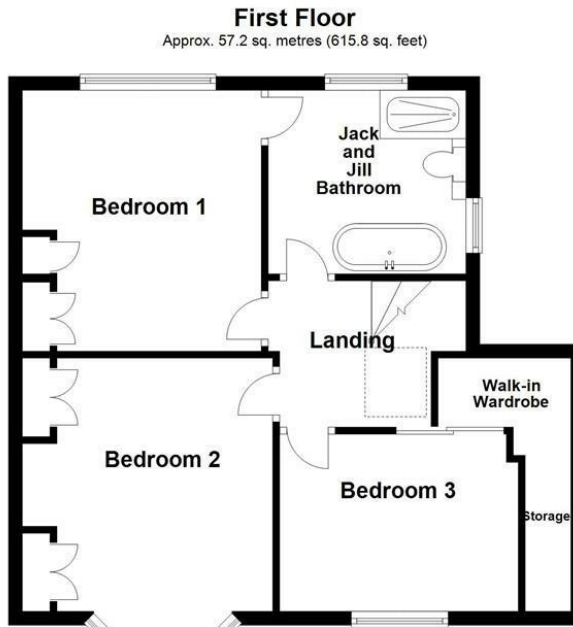
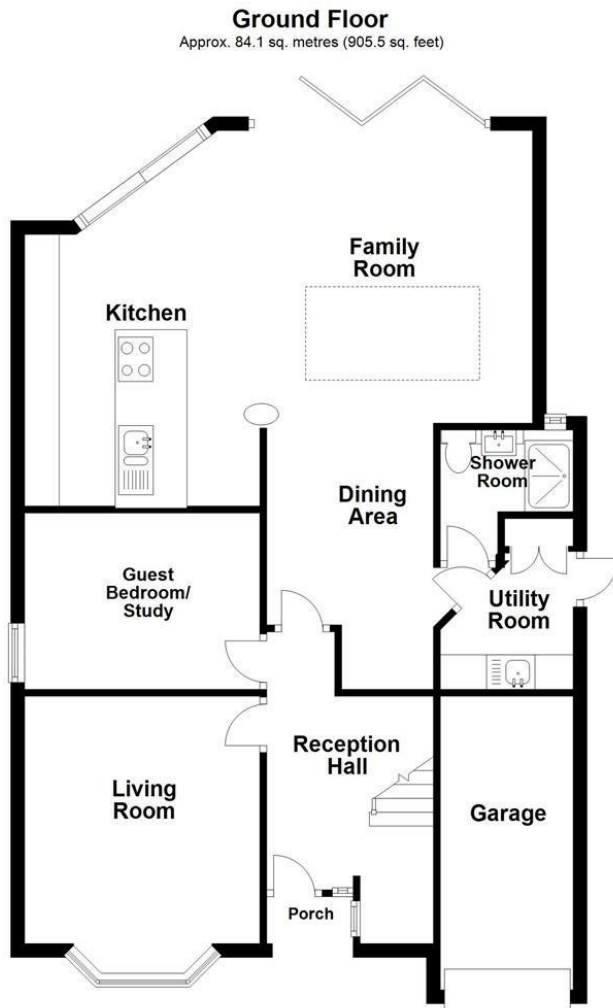
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 141.3 sq. metres (1521.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		48	70

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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England & Wales		EU Directive 2002/91/EC	

