



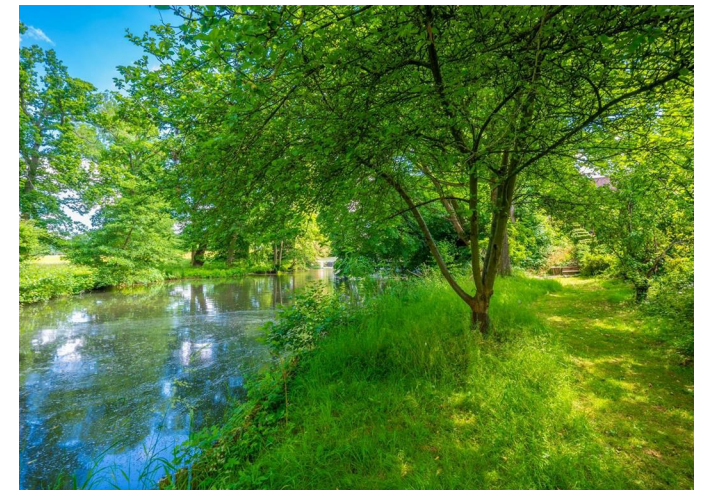
**Riverside,
Stratford Road, Wootton Wawen, Warwickshire, B95 6BY**

£895,000

Located in the much sought-after village of Wootton Wawen, this detached residence is tucked away from the road and situated on the riverbank so not only does it offer picturesque views from the decking and balcony areas, but also provides the unique opportunity of owning a section of the tranquil River Alne with valuable fishing rights.

In brief, the well-laid out accommodation comprises; four bedrooms, two bathrooms, three reception rooms, spacious breakfast kitchen, utility room, and downstairs WC. The property further benefits from being set within an extensive plot of 2/3's of an acre or thereabouts, which encompasses a good-sized lawned garden, driveway parking, and separate double garage that presents the potential for conversion, subject to the necessary planning permissions.

Wootton Wawen has a great deal to offer with a local shop, post office, primary school, two excellent pubs, village hall, and renowned Anglo-Saxon parish church. The nearby railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. It is conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The village lies approximately 1.5 miles South of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, and secondary school.



This property is set well back from the main road, on a private road, which leads to two 5-bar gates that open onto a large block paved driveway providing parking for multiple vehicles and giving access to the double garage. To the side of the driveway, there is pedestrian access to the house and gardens. The part glazed timber front door, with matching side panels, opens into:

Entrance Porch/Hall

12'9" (max) x 12'1" (max) (3.90m (max) x 3.70m (max))

L-shaped; with staircase rising to the first floor, radiator, and solid wood floor. Door into:

Living Room

21'3" (plus walk-in bay window) x 16'0" (6.50m (plus walk-in bay window) x 4.90m)

With timber casement double glazed bay windows to the front and rear, double glazed sliding doors giving access to the decked area providing exceptional views over the river beyond, feature brick fireplace with inset log burning stove, radiators, and solid wood floor.

Study

9'2" (max) x 8'10" (2.80m (max) x 2.70m)

With timber casement double glazed window to the rear and radiator. Door into:

Understairs Storage Cupboard

Downstairs WC

6'2" x 3'7" (1.90m x 1.10m)

With obscure timber casement double glazed window, low level WC, wall hung wash hand basin, and radiator.

Dining Room

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

With timber casement double glazed window to the rear and radiator.

Breakfast Kitchen

17'4" x 12'5"(max) (5.30m x 3.80m(max))

With timber casement double glazed window to the front, fitted kitchen with a range of wall, drawer and base units with roll edged work surfaces over, inset 1.5 bowl single drainer sink with chrome mixer tap over, built-in "Zanussi" double oven and grill, inset 4-ring electric hob, integrated fridge, integrated dishwasher, tiling to all walls, and radiator. Door into:

Utility Room

10'2" x 6'2" (including storage cupboard) (3.10m x 1.90m (including storage cupboard))

With timber casement double glazed window to the front, timber stable door giving access to the block paved courtyard area with pathway leading to the driveway, door leading to storage cupboard, space for a fridge-freezer, space and plumbing for a washing machine, space for a tumble dryer, and floor-mounted "Worcester Heatslave 20/25" oil-fired combination boiler.

First Floor Landing

Via a turned staircase; with hatch giving access to the loft space, obscure timber casement double glazed window to the rear, and radiators. Door into:

Bedroom One

16'0" (max) x 15'5" (max) (4.90m (max) x 4.70m (max))

With timber casement double glazed windows to the front, UPVC double glazed French doors giving access to the balcony with wrought iron balustrades and providing exceptional views over the river beyond, a range of built-in wardrobes with matching drawer units, and radiator. Door into:

En-Suite Bathroom

11'9" (max) x 5'6" (3.60m (max) x 1.70m)

With timber casement double glazed window to the rear, door leading to storage cupboard, 5-piece suite comprising; panelled bath, enclosed shower cubicle with mains fed shower over, low level WC, bidet, pedestal wash hand basin, extractor fan, tiling to splashback areas, shaving point, and radiator.

Bedroom Two

17'4" x 12'1" (5.30m x 3.70m)

With timber casement double glazed window to the front, a range of built-in wardrobes, and radiator.

Bedroom Three

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

With timber casement double glazed windows to the side and rear, a range of built-in wardrobes, and radiator.

Bedroom Four

9'2" (max) x 8'10" (max) (2.80m (max) x 2.70m (max))

With timber casement double glazed window to the front and radiator.

Family Bathroom

9'10" x 5'6" (max) (3.00m x 1.70m (max))

With obscure timber casement double glazed window to the rear, 4-piece suite comprising; panelled bath with mixer tap and shower attachment over, shower cubicle with mains fed shower over, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, shaving point, and radiator.

Outside

Gardens and Grounds

From the front door, there is a block paved pathway that leads to a pedestrian timber gate onto the private road. The gardens are mainly laid-to-lawn with mature hedging to the lane, raised flower borders, and shrubs and trees to the side. There is an additional garden area, which is accessed by several steps and adjoins the river. It is currently being kept as a wild garden and houses mature shrubs and trees, and provides access to the river for fishing etc.

Double Garage

19'4" x 19'4" (5.90m x 5.90m)

With hatch giving access to the loft space, two up-and-over doors, timber casement double glazed window, lighting, and power.

Covered Log Store

Additional Information

Broadband:

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

Council Tax:

Stratford-on-Avon District Council - Band G

Directions:

What3words - [///mountain.shirt.direction](https://www.what3words.com/#!/mountain.shirt.direction)

Fixtures & Fittings:

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

Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the utility room.

Tenure:

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

Viewing:

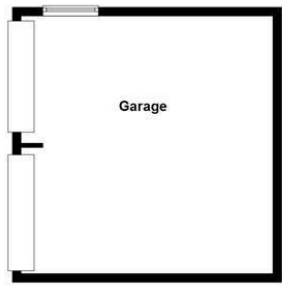
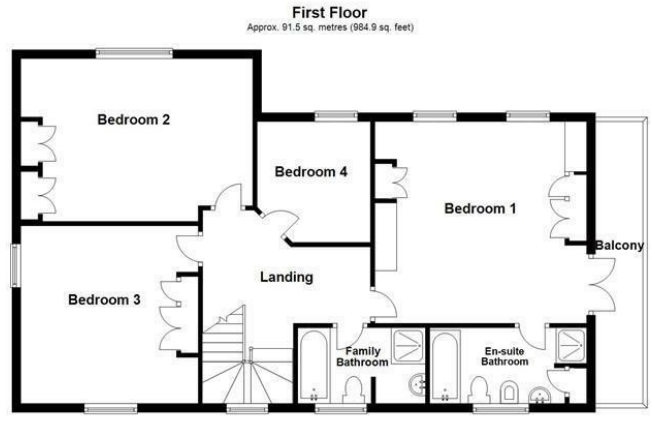
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.









Total area: approx. 223.6 sq. metres (2406.5 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	
		56	73

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

