



**Mayscroft, Mayswood Road,
Wootton Waven, Warwickshire, B95 6AX**

Offers In The Region Of £525,000

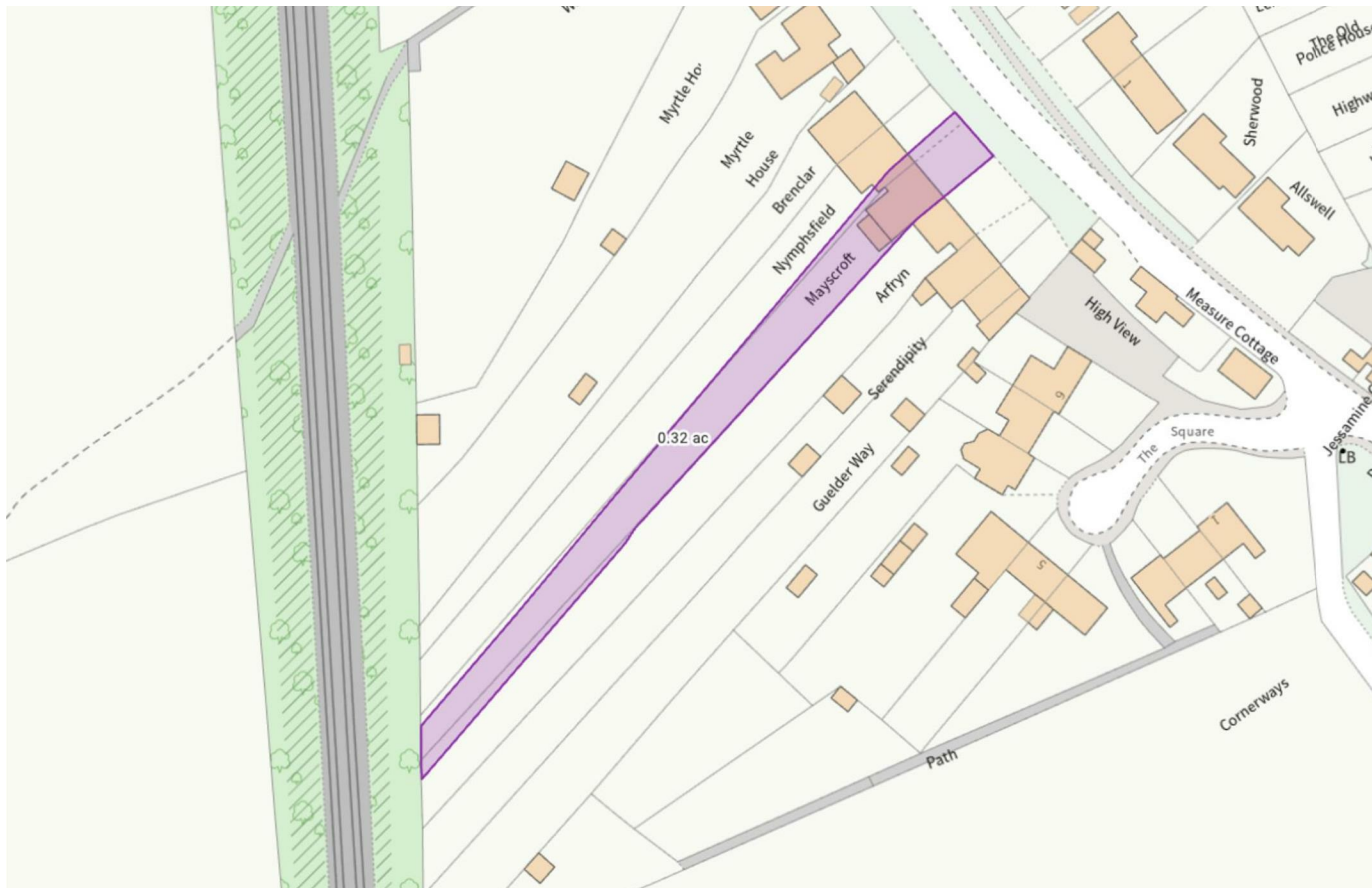
Nestled in the charming village of Wootton Wawen, this impressive four/five bedroomed semi-detached house on Mayswood Road presents a wonderful opportunity for family living and boasts an impressive plot size of nearly a third of an acre.

As you enter the home, you are greeted by a large entrance hall leading through to an inviting open plan kitchen, dining, and family room, ideal for entertaining and family gatherings. The living room features a delightful bay window and an open fireplace, creating a warm and welcoming atmosphere. The first floor accommodates three well-proportioned bedrooms and a family bathroom, while the master bedroom is situated on the second floor, offering a private retreat.

In addition to the main living space, the property includes a superb one-bedroom annexe, currently utilised as a guest suite. This versatile space can serve a variety of purposes, whether it be for visiting family, a home office, or even a rental opportunity.

The large driveway provides parking for multiple vehicles, ensuring convenience for residents and guests alike. Furthermore, the property is conveniently located within walking distance to the local field to fork farm shop, making it easy to enjoy fresh produce and local goods.

This semi-detached house in Wootton Wawen is a rare find, combining spacious living, a beautiful 1/4 acre South/West facing garden, and a prime location. It is an ideal choice for families looking to settle in a picturesque village setting.



Set back from the road behind a large gravelled driveway providing parking for multiple vehicles. A wrought iron gate provides side access to the rear garden. Beneath a canopy porch there is external lighting and a UPVC double glazed front door opens into:-

Entrance Hall

With radiator, staircase rising to the first floor, under-stairs storage cupboard with lighting, and door opening into:-

Lounge

UPVC double glazed feature bay window to the front, two radiators, feature open fire with cast iron grate and tiled hearth.

From the entrance hall, an opening leads through to:-

Open Plan Kitchen/Dining and Family Room

With tiled flooring, UPVC double glazed french doors to the rear garden, further UPVC double glazed door to the rear garden and matching window to the rear. A range of wall, base and drawer units with roll top work surfaces over and feature breakfast bar. Inset 1 1/4 sink unit with chrome mixer tap over, tiling to splash backs, space and plumbing for an automatic washing machine, dishwasher, tumble dryer and fridge/freezer. Built in 'eye level' oven and grill. Inset 4-ring electric hob with chrome chimney style extractor hood over, cupboard housing the 'Worcester Bosch Greenstar Heatslave' oil fired central heating boiler, two radiators, roof lantern and door opening into:-

Cloakroom

With fitted shelving and space for storage, low level W.C and wash hand basin with chrome mixer tap over.

First Floor

With doors to three bedrooms, bathroom and stairs rising to the second floor.

Second Floor

With UPVC double glazed window to the side and rear and door opening into:-

Bedroom One

With radiator, two UPVC double glazed windows overlooking the rear garden and countryside beyond, and storage cupboard to the eaves.

Located on the first floor:-

Bedroom Two

With radiator and UPVC double glazed window to the rear.

Bedroom Three

With radiator and UPVC double glazed window to the front.

Bedroom Four

With radiator and UPVC double glazed window to the front.

Family Bathroom

Modern three piece bathroom suite comprising; tiled bath with electric 'Mira Sport' shower and glazed shower screen over, vanity unit with feature bowl sink unit, and low level W.C. Feature tiling to the walls, chrome ladder style heated towel rail and UPVC double glazed window to the rear.

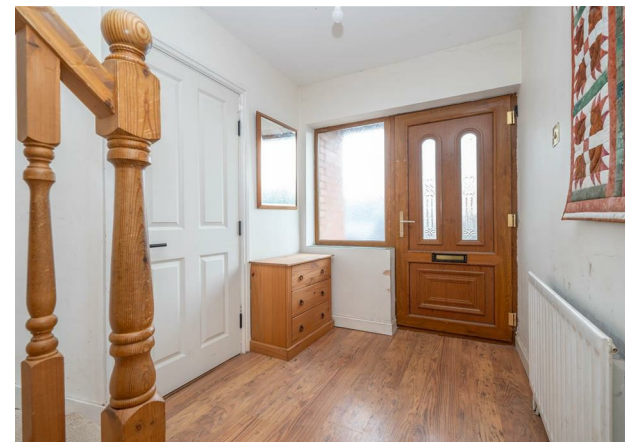
Outside

South/West Facing Rear Garden

Totalling to a 1/4 of an acre, this impressive sized garden features a paved patio area with a timber covered pergola and large lawned garden split into three parts. A wrought iron gate provides side access to the front of the property and a UPVC double glazed door leads to the annexe. There is a cold water tap, stepping stones lead down through the garden which features a range of mature trees, plants, bushes and shrubs. There is a timber shed and further steel shed/workshop with power. A gate leads through to an allotment area with a range of mature plants, shrubs, trees and bushes. Through a Willow arch leads to the bottom of the garden where there are further trees and a fire-pit.

Annexe

Accessed from the house via the entrance hall, or the outside via the side gate giving access to the annexe door. Currently used as guest accommodation with open plan living and kitchen area. The living area briefly comprises;





UPVC double glazed window to the front, radiator and spiral staircase rising to the first floor. The kitchen area comprises; A range of base and drawer units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap, space for a fridge/freezer, tiling to splash backs and UPVC double glazed door to the rear garden. The first floor features a double bedroom with radiator and an opening leading through to the shower room which briefly comprises; low level W.C, pedestal wash hand basin with chrome mixer tap over, quadrant shower cubicle with mains fed shower over and UPVC double glazed window to the rear.

Location

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 schools.

Additional Information

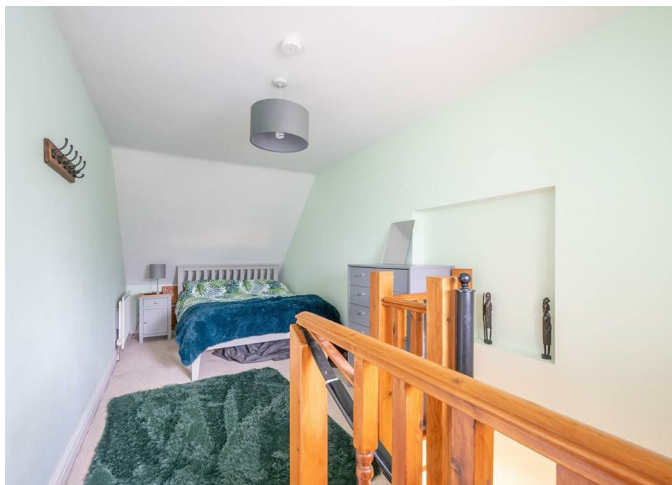
Services:

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

Broadband:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and highest available upload speed of 220 Mbps. For more information, please visit:

<https://checker.ofcom.org.uk/>



Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' for all providers and the indoor availability being rated as 'Likely' for EE, 'Limited' for Three and O2 and 'None' for Vodafone. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

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).

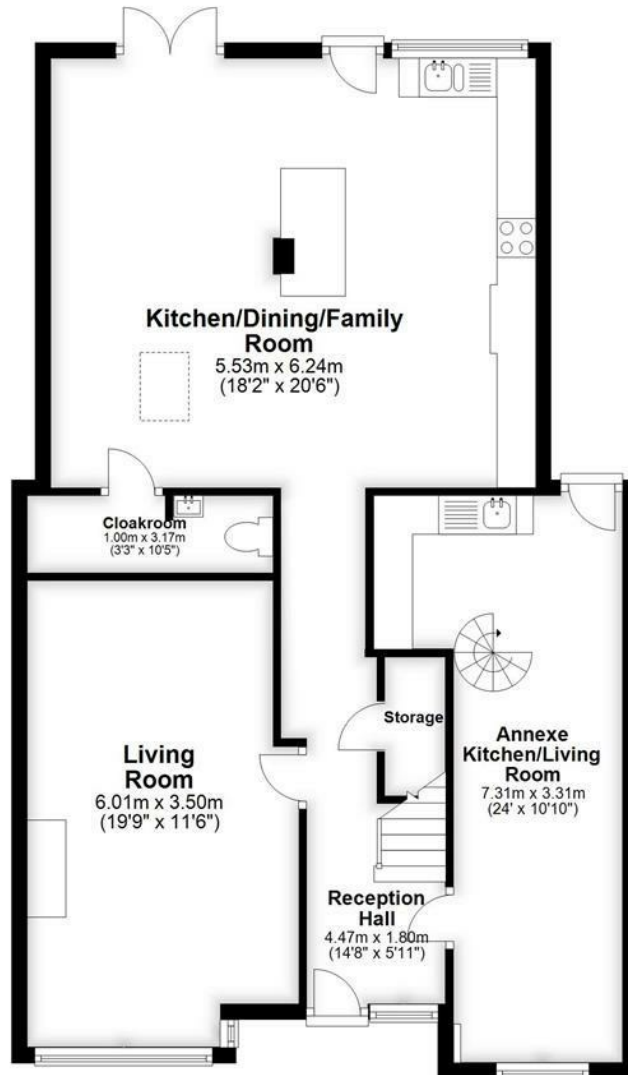
Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





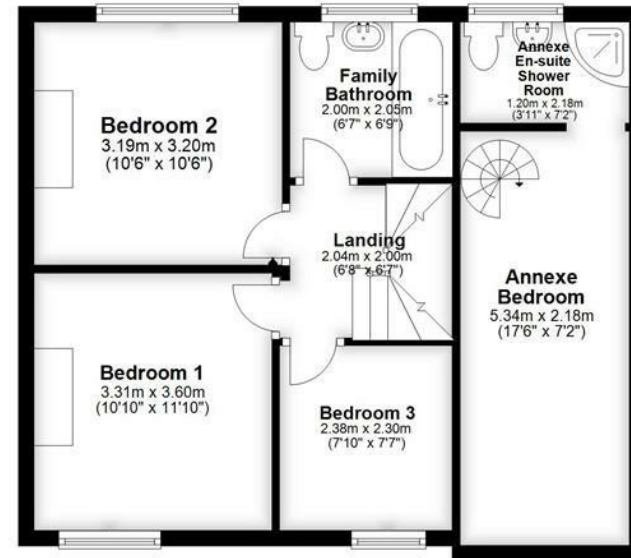
Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



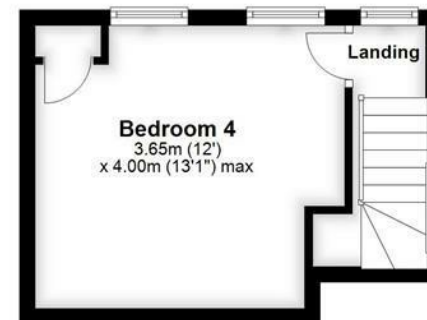
First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Second Floor



Approx. 17.6 sq. metres (189.1 sq. feet)



Total area: approx. 156.0 sq. metres (1679.7 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 | 56 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |
| 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  |