



**Callow Hill Cottage, Pennyford Lane,
Wootton Waven, Warwickshire, B95 6EY
£2,250 pcm**

A delightfully situated detached cottage, offering attractive and spacious accommodation in an elevated position, set back from the road. Callow Hill Cottage benefits from three bedrooms, two reception rooms and two bathrooms as well as having off street parking for three vehicles. With two lawned gardens, enclosed by mature shrubs and trees, a separate patio and private access to the canal via a discreetly positioned wrought iron pedestrian gate.

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.

AVAILABLE NOW!



There is an oak framed car port and an additional driveway providing parking for three vehicles. Steps lead up from the driveway to the cottage where you can find a low maintenance, walled garden and a wrought iron gate which gives access to the rear courtyard and the entrance timber door:-

Entrance Lobby

7'6" x 6'2" (2.3 x 1.9)

Tiled flooring and UPVC double glazed window to rear. Feature vertical central heating radiator. Door to:-

Downstairs Wet Room

7'2" x 4'11" (2.2 x 1.5)

Recently refitted. Low level W.C, Vanity unit with inset wash hand basin with mixer tap over. Glazed shower screen, mains fed shower, extractor fan. Ladder style radiator and UPVC double glazed window to rear.

Lounge

14'9" x 23'11" to include bay window (4.5 x 7.3 to include bay window)

Tiled flooring and two UPVC double glazed bay windows with in-built Victorian style cupboards underneath. Fireplace with exposed brickwork and beam mantle, with inset log burner. Exposed ceiling beams and two radiators as well as UPVC double glazed double french doors giving access to the rear patio.

Dining Room Plus Bay Window

9'10" x 15'1" (3 x 4.6)

UPVC double glazed window to front with in-built window seat and cupboards. Tiling to floor. Door to under stairs cupboard. UPVC double glazed window to side. Central heating radiator. Door to staircase that rises to the first floor and door to:-

Kitchen

11'9" max x 11'11" plus door recess (3.6 max x 3.65 plus door recess)

A range of wall, base and drawer units set below Corian worktop with inset 1.5 bowl sink with mixer tap. Two UPVC double glazed windows to rear. UPVC double glazed door to side. Integrated dishwasher, Electric oven

with Inset induction hob with matching extractor fan over. Integrated fridge/freezer, Instant hot water boil tap. Wall mounted Worcester Bosch boiler. Door to rear courtyard and door to:-

Utility Area

7'6" x 4'11" (2.3 x 1.5)

With windows to three sides, space and plumbing for automatic washing machine and tumble dryer.

First Floor Landing

UPVC double glazed window to front and central heating radiator. Door to:-

Master Bedroom

10'2" x 14'9" (3.1 x 4.5)

With UPVC double glazed windows to three sides. Central heating radiator. Dressing area.

Dressing Room

10'2" x 12'9" (3.1 x 3.9)

UPVC double glazed window to front, central heating radiator. Access to loft space over bedroom, to include feature bolted roof space above the dressing area with exposed roof timbers

Bedroom 2

15'5" max x 10'2" max (4.7 max x 3.1 max)

Dual aspect with UPVC double glazed window to front and side. Feature fireplace and exposed bolted ceiling with roof timbers. Radiator.

Bedroom 3

12'1" x 12'5" max (3.7 x 3.8 max)

Dual aspect room with UPVC double glazed window to side and rear and a radiator.

Refitted Bathroom

7'10" x 7'6" (2.4 x 2.3)

UPVC double glazed window to rear. Low level WC, free standing bath with chrome mixer tap and shower attachment, pedestal wash basin. Shower cubicle with glass pivot door and fully tiled with mains fed shower over including rain head and handheld attachment. Ladder style towel rail.

Outside

From the courtyard there are steps leading up to the rear garden which consists of a paved patio area, a timber shed and two lawned gardens both with a range of mature shrubs, trees and flower borders. To the rear of the garden there is a further small paved patio area. A wrought iron gate gives way to the canal towpath where you are able to access the Navigation Inn and also The View at the Marina.

Other Information

Services:

Mains drainage, water and electricity are connected to the property. Oil fired Central heating via the Worcester Bosch boiler.

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/>

Council Tax:

Stratford-on-Avon District Council - Band E

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

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