



EARLES
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Millstone House,
School Hill, Wootton Wawen, Warwickshire, B95 6BT
Offers In Excess Of £700,000

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

This detached family home was originally built in the 1970s and has spectacular views over the glorious Warwickshire countryside to the South and West. The property is in good order throughout, but offers any new owner the chance to personalise and finish to their liking. In brief, the accommodation comprises; five bedrooms (including one to the ground floor), three bathrooms, two reception rooms, fitted kitchen, utility room, and downstairs WC. It further benefits a substantial wrap-around garden, integral double garage, and driveway parking. This property is also being offered for sale with no onward chain.

Located on School Hill, which is between the village of Wootton Wawen and the former market town of Henley-in-Arden, the property is well placed for a wide range of amenities to include; shopping and recreational facilities (including the relatively new '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.



Situated on a private road, this property is approached via a block paved driveway, which provides parking for several vehicles and gives access to the integral double garage. To the side and wrapping around the property, there is an attractive lawned foregarden with a range of mature plants, shrubs and trees. Two paved footpaths on either side of the property lead to the rear garden and the UPVC double glazed front door (with matching side panel) opens into:

Entrance Porch

With inset coir doormat and tiled flooring. Timber glazed door (with matching side panel) into:

Reception Hall

13'11" x 11'11" (4.26m x 3.64m)

A large and welcoming reception hall; with staircase rising to the first floor and radiator. Door into:

Downstairs Cloakroom

7'4" x 6'4" (max) (2.24m x 1.94m (max))

With obscure UPVC double glazed window, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, and chrome ladder-style heated towel rail.

Living Room

23'10" x 14'4" (7.28m x 4.37m)

An impressive light and spacious living room, having a triple aspect; with UPVC double glazed windows to the side, UPVC double glazed sliding doors leading to the garden at the front, feature open grate fireplace, and radiator.

Dining Room/Snug

11'11" x 10'3" (3.64m x 3.14m)

With UPVC double glazed patio door (with matching side panel) leading to the garden, and radiator. Glazed door into:

Kitchen

14'9" x 10'3" (4.50m x 3.13m)

With UPVC double glazed window, door leading to the integral double garage, re-fitted kitchen with a range of wall, drawer and base units with quartz work surfaces and matching upstands over, inset 1.25 sink unit with chrome mixer tap over, built-in 'eye-level' "Neff" oven and grill, inset 4-ring "Bosch" electric hob with chrome chimney-style extractor hood over, integrated "Bosch" microwave, integrated refrigerator, and integrated "Bosch" dishwasher. Door into:

Utility Room

11'7" x 3'4" (3.55m x 1.02m)

With UPVC double glazed window to the front, UPVC double glazed door leading to the garden at the rear, fitted with a range of wall and base units with rolltop work surfaces over, inset Belfast sink with chrome mixer tap over, space and plumbing for an automatic washing machine, space for a tumble dryer, tiling to splashback areas, and ladder-style radiator.

Ground Floor Bedroom/Dining Room

14'3" x 13'6" (4.35m x 4.12m)

Currently a bedroom but could also be another reception room such as a dining room or study. With UPVC double glazed window and radiator. Door into:

En-Suite Bathroom

13'2" x 9'4" (4.03m x 2.87m)

With UPVC double glazed windows, 4-piece suite comprising; freestanding "Malibu" bath, wet room-style shower with glazed screen and "Triton Enrich" electric shower over, low level WC, floating wash hand basin, extractor fan, shaving point, and tiling to splashback areas.

First Floor Landing

15'6" x 6'2" (4.73m x 1.90m)

With UPVC double glazed window to the front. Door into:

Airing Cupboard

Housing the hot water cylinder and fitted shelving above.

Bedroom One

14'7" x 14'2" (4.46m x 4.34m)

With UPVC double glazed window, double fitted wardrobe with hanging rails and storage space above, further storage cupboard into the eaves, and radiator. Door into:

En-Suite Shower Room

5'11" x 5'6" (1.81m x 1.68m)

With obscure UPVC double glazed window, 3-piece suite comprising; shower cubicle with glazed screen and mains fed shower over, low level WC, pedestal wash hand basin, fully tiled to all walls, and radiator.

Bedroom Two

14'3" x 13'2" (into wardrobes) (4.35m x 4.02m (into wardrobes))

With UPVC double glazed window, double fitted wardrobe with hanging rails and storage cupboard above, further storage cupboard into the eaves, and radiator. Opening into:

Dressing Area

12'6" x 5'2" (3.82m x 1.60m)

With UPVC double glazed window, a range of fitted wardrobes with mirrored sliding doors, hanging rails and shelving, and radiator.

Bedroom Three

15'6" x 15'1" (4.73m x 4.60m)

With UPVC double glazed window, vanity unit with inset "Armitage Shanks" wash hand basin, and radiator.

Bedroom Four

15'2" x 8'11" (max) (4.64m x 2.74m (max))

With UPVC double glazed window, storage cupboard into the eaves, and radiator.

Family Bathroom

8'11" x 5'8" (2.74m x 1.75m)

With obscure UPVC double glazed window, 3-piece suite comprising; panelled bath with central mixer tap over, low level WC, vanity unit with inset "Vernon Tutbury" wash hand basin and chrome mixer tap over, tiling to splashback areas, and ladder-style heated towel rail.

Integral Double Garage

16'7" x 14'7" (5.07m x 4.45m)

With roller shutter electric door to the front, lighting, power, and oil-fired "Worcester" central heating boiler.

Garden

The property boasts a substantial lawned garden to the front and side, featuring a pleasant timber summerhouse and functional greenhouse, which then wraps around to the rear, where there is an additional lawned area with raised sleeper flower beds containing a range of mature plants, shrubs, and trees. Also, at the rear of the property, a paved patio provides an ideal space for outdoor seating or entertaining and is accompanied by two timber sheds, ideal for additional storage. Paved footpaths on either side of the property offer convenient access from front to back, and the entire garden is securely enclosed by a combination of timber fencing, mature hedging and brick wall. In addition, there is a cold water tap and traditional garden Belfast sink.

Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. 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' and the indoor availability being rated mostly 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-Avon District Council - Band G

Fixtures & Fittings:

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

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>.

Services:

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

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).

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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	

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	



Total area: approx. 245.5 sq. metres (2642.3 sq. feet)

