



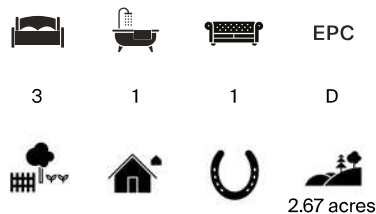
7 SALTERS LANE

Wootton Waven, Warwickshire



A BEAUTIFUL COTTAGE WITH EQUESTRIAN FACILITIES IN THIS DELIGHTFUL LOCATION

Ideally situated just outside the charming village of Wootton Wawen with with several stables, a tack room, workshop, garden store, two barns and 2.67 acres.



Local Authority: Stratford-on-Avon District Council. Telephone: 01789 267575.

Council Tax Band: E

Services: Mains electricity and water are connected to the property. Private drainage and Oil fired central heating.

Tenure: Freehold.

What3words: ///masterpiece.truffles.fattest

SITUATION

The historic village of Wootton Wawen has a rich heritage with period properties, including the impressive Wootton Hall and an ancient Saxon church. The village is home to an active community and essential amenities such as a post office, a general store, the beautiful Parish Church of St Peter, and a local pub. For more extensive shopping options, Henley-in-Arden and Stratford-upon-Avon are nearby, with Stratford serving as the cultural hub of the region, being home to the renowned Royal Shakespeare Theatre.

Transport connections are excellent, with trains from Warwick Parkway to London Marylebone, and Birmingham International Airport is just 14 miles away. Wootton Wawen also benefits from a commuter train service to Birmingham city centre, with additional services from Henley-in-Arden.

The area offers a variety of highly regarded state, grammar, and private schools, including Stratford Prep School, King Edward VI Grammar School for Boys, Stratford-upon-Avon Grammar School for Girls, and Stratford High School. The nearby towns of Warwick, Leamington Spa, and Solihull also offer excellent schooling options and amenities.

Henley-in-Arden 3 miles, Stratford-upon-Avon 5 miles, Warwick 7 miles, M40 (J15) 7 miles, Warwick Parkway Station 7 miles (trains to London Marylebone from 69 mins), Leamington Spa 9 miles, Solihull 12 miles, Birmingham International Airport 14 miles (distances and time approximate)









7 SALTERS LANE

7 The Crescent is a truly delightful home, perfectly situated in this highly sought-after location.

The property is accessed via an inviting entrance hall with stairs leading to the first floor. A charming drawing room features a cosy fireplace with a wood-burning stove, creating a warm and welcoming atmosphere. The ground floor also features a spacious and impressive dining kitchen, with double doors opening to the rear gardens, ideal for entertaining or enjoying outdoor space. Additionally, there is a convenient utility room and a cloakroom.

On the first floor, there are three generously sized bedrooms and a family bathroom.

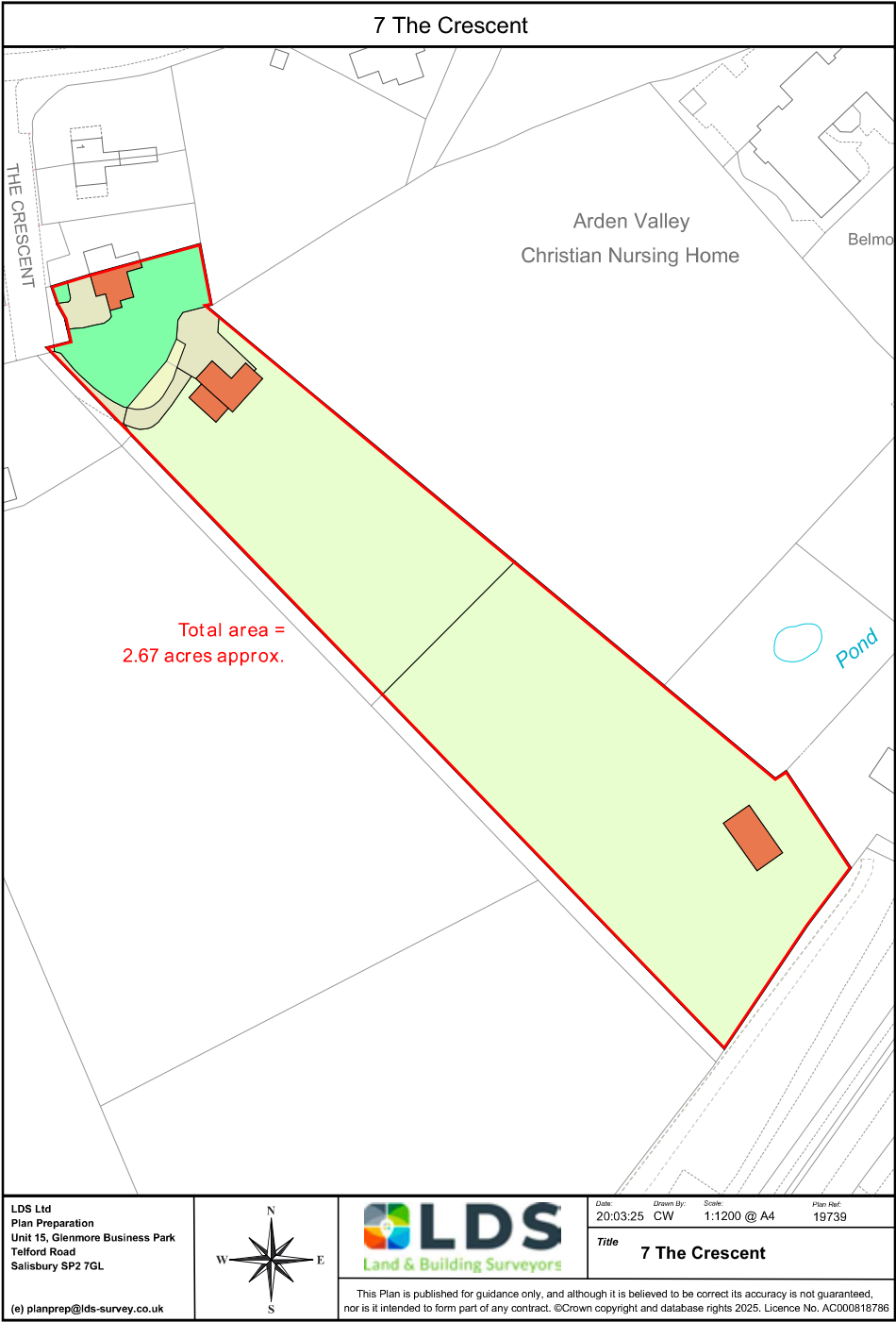
OUTSIDE

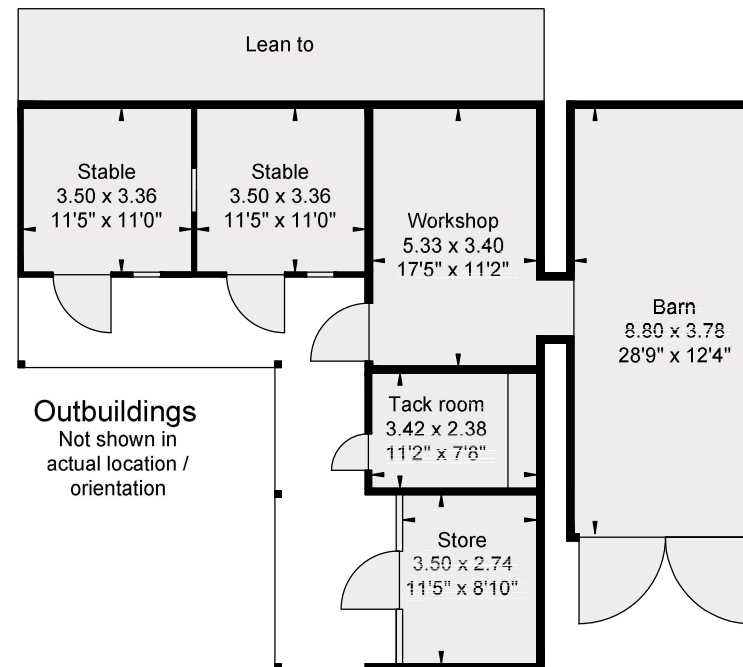
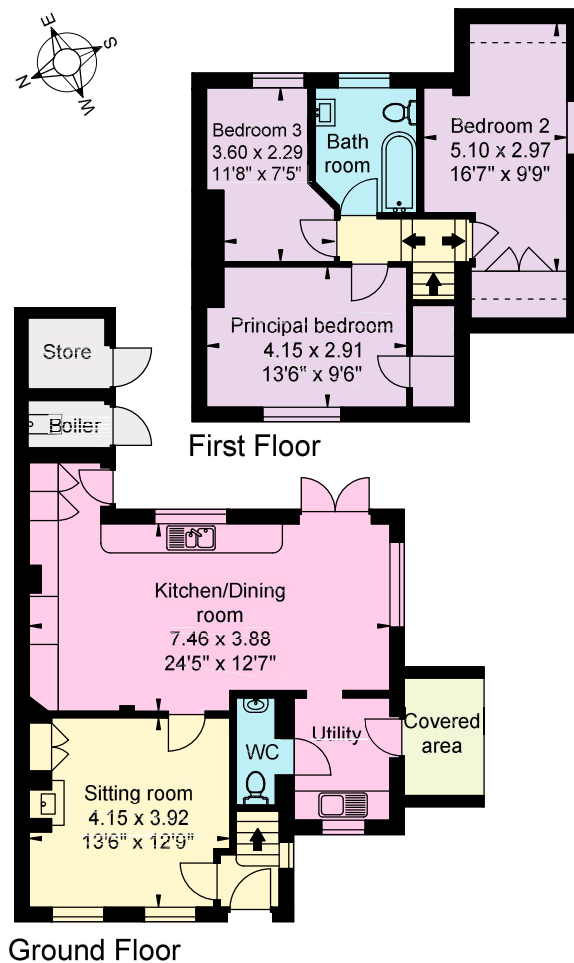
The garden is primarily laid to lawn and beautifully landscaped with mature trees, shrub beds, and herbaceous borders. Several patio areas provide the perfect spots to enjoy the sun throughout the day.

Beyond the formal gardens, the property provides equestrian facilities, including several stables, a workshop, a tack room, a hay store, and a tractor barn. The 2.67 acres of land further enhance the property's appeal, making it an ideal choice for an equestrian purchaser.









Approximate Gross Internal Area

House: 110 sq m (1,185 sq ft) inc. Attached Store/Boiler room

Outbuildings: 194 sq m (2,088 sq ft) exc. Lean to

Total: 304 sq m (3,273 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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Date: 21 March 2025
Our reference: STR012437811

7 The Crescent, Salters Lane, Wootton Wawen, Henley-in-Arden, B95 6DW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £799,950

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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