



2 WAYSIDE COTTAGE

Wootton Wawen, Warwickshire



A CHARMING PERIOD COTTAGE

Beautifully presented throughout with a stylish annexe/studio and spacious garden in the sought after village of Wootton Wawen.

4

1

2

EPC

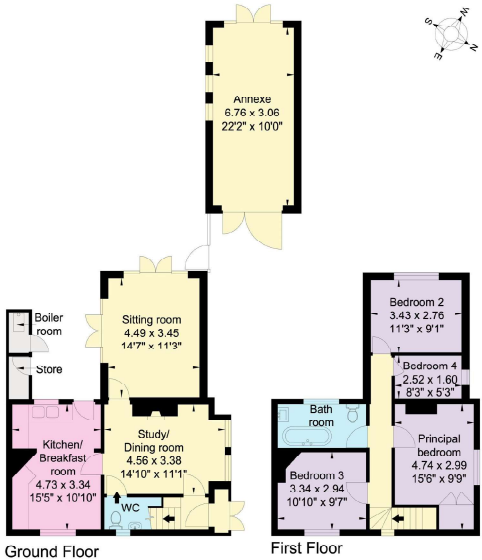
Local Authority: Stratford on Avon District Council

Council Tax band: C

Tenure: Freehold

Step into this delightful property through an inviting entrance hall leading to a versatile dining room. The dual aspect sitting room is a perfect space for relaxation, with double doors opening to a rear patio ideal for entertaining. The well-appointed kitchen breakfast room offers ample storage and space for appliances, with a Beech worktop adding to its charm. Upstairs, there are three spacious bedrooms, a fourth single, and a family bathroom.

Outside, the property shines with a fantastic annexe/studio, perfect for homeworking, guests, or family gatherings. The expansive gardens feature two patio areas and a large, mainly lawned garden with herbaceous borders and specimen trees, offering a tranquil retreat for outdoor living.



Approximate Gross Internal Area - 128.5sq m / 1,380 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. (10767290)

We would be delighted
to tell you more.

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon, Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs dated 2023 and March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 17 October 2025
Our reference: STR012374469

2 Wayside Cottage, Mayswood Road, Wootton Wawen, Henley-in-Arden, B95 6AX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£550,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24