

Wayside Cottage, Newham, Warwickshire



A beautiful home with extensive views in this **peaceful location**, ideal for family living.


Distances


Henley-in-Arden 5 miles, Stratford-upon-Avon 6 miles
M40 (J15) 13 miles, Warwick Parkway 14 miles (trains to London Marylebone from 69 minutes), Leamington Spa 14 miles, Birmingham International Airport 19 miles, Birmingham 21 miles, Coventry 23 miles
(All distances and time are approximate).


Location


Wayside Cottage is situated on the edge of the small peaceful hamlet of Newnham, midway between Stratford-upon-Avon and Henley-in-Arden in delightful Warwickshire countryside. Newnham consists of two farms and several cottages in a beautiful, tranquil setting at the end of a no-through road.


Facilities for day-to-day requirements can be found in Henley-in-Arden, an attractive market town with a good range of shopping and recreational facilities, including doctor's surgery, veterinary surgery, fine parish church, public houses, restaurants, and primary and secondary schools.


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Tenure	Local Authority	Council Tax
Freehold	Stratford-on-Avon District Council Tel: 01789 267575	Band G



There are further state, grammar and private schools in the area to suit most requirements, including Warwick Boys School, Stratford Boys and Girls Grammar Schools and the Croft Prep School close by.

The property is well located for access to the motorway network, with the M40, M42 and M5 easily accessible. Warwick Parkway Station provides access to London Marylebone to the south and Birmingham to the north. Birmingham also includes an international airport. Stratford-upon-Avon, with its Shakespearean heritage and theatres, is approximately six miles away. There are golf courses at Stratford-upon-Avon and Warwick and racing at Stratford, Warwick, and Cheltenham.

The property

Wayside Cottage is a beautifully presented family home with good access to Stratford-upon-Avon and Henley-in-Arden.

One enters the property via a spacious entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a delightful drawing room with a fireplace housing a log burner and bi-fold doors to the rear. There is a light and airy dining room again with bi-fold doors to the rear patio, allowing one to dine and enjoy the idyllic views. The contemporary kitchen/breakfast room has a range of wall and base units and a central island with a breakfast bar. There are two double ovens and a wine chiller. Adjacent to the kitchen/breakfast room is a sizeable bedroom with an en suite shower room. This would be ideal guest accommodation or could easily be used as an additional reception room. There is also a further sitting room, which could be used a home office or playroom, useful utility room and a cloakroom.

The first floor mirrors the excellent standard of finish to that of the ground floor accommodation. There is an enviable principal bedroom suite with a dressing area and en suite bathroom. There are two further double bedrooms, one with built-in wardrobes, and a 'Jack and Jill' bathroom.

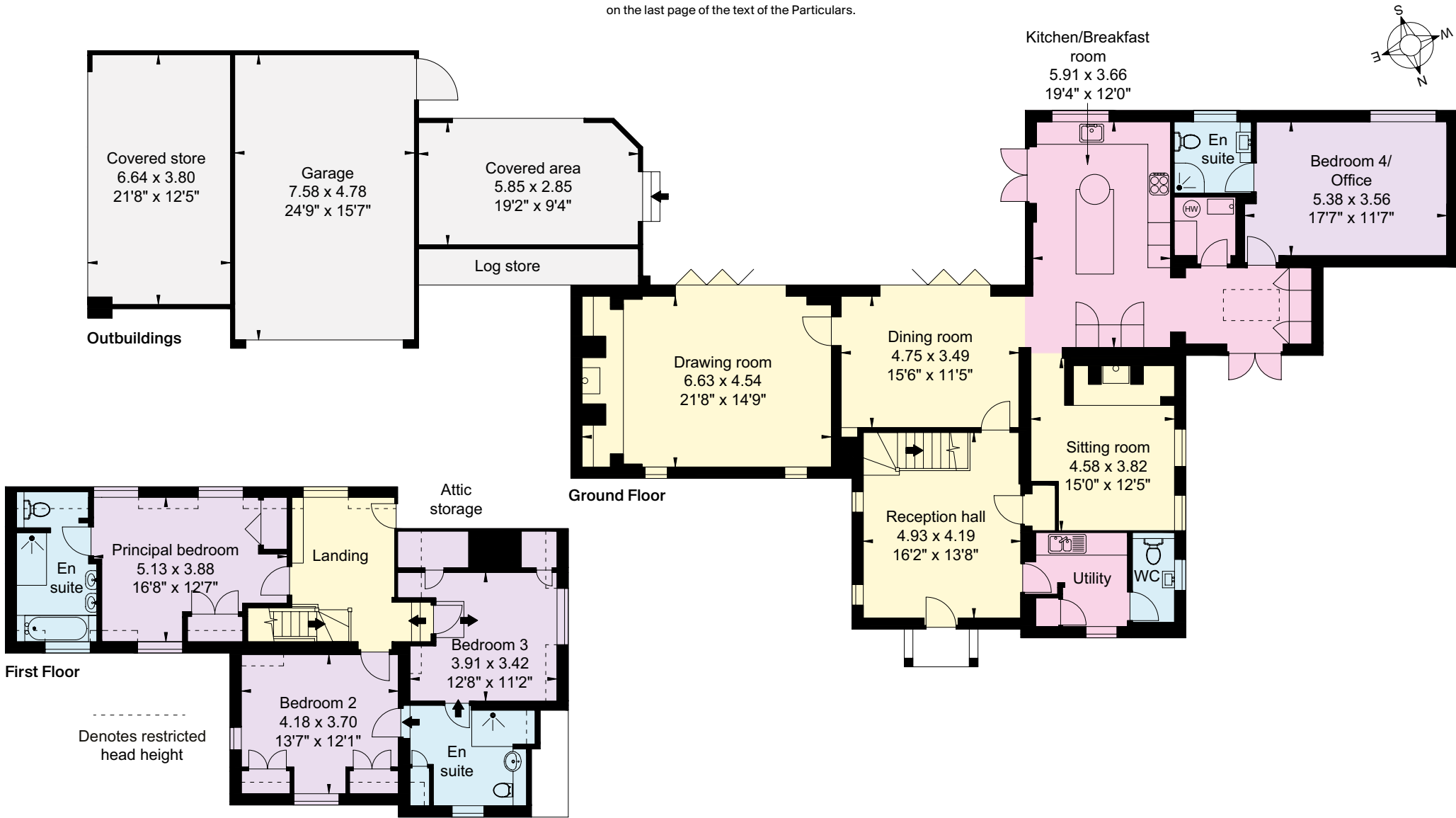




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
House: 243 sq m (2,616 sq ft)
Outbuildings: 82 sq m (883 sq ft)
Total: 325 sq m (3,499 sq ft)
inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and grounds

A gated driveway provides parking for several cars and gives access to the detached garage, covered storage areas and log store. To the side and rear of the cottage are extensive gardens, mainly laid to lawn, with a perfectly placed patio area covered by a large pagoda, ensuring this is the most idyllic spot to enjoy the beautiful views over a paddock and rolling Warwickshire countryside beyond.





Services

Mains water and electricity are connected to the property. Oil central heating and private drainage

Directions (B95 6DU)

From Henley-in-Arden proceed south on the A3400 and through Wootton Wawen. Pass the entrance to Edstone Hall on your left and take the next right before the Golden Cross public house into Salters Lane. Proceed along Salters Lane for approximately 0.75 mile and turn left sign posted Newnham. Travel along the lane and Wayside Cottage will be located on the left.

Viewing

By prior appointment only with the agents.



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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.
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Date: 15 April 2025
Our reference: STR012488485

Wayside Cottage, Newnham, Henley-in-Arden, B95 6DU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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Yours faithfully



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