



Oaklands Farm, Wootton Wawen, Warwickshire



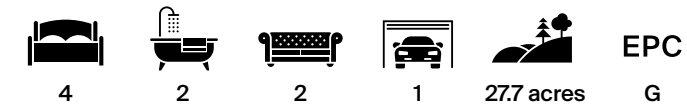


An individually designed property which would benefit from modernisation with several outbuildings **surrounded by 27.7 acres of gardens and grounds**

Situation

The property is situated in a beautiful position, surrounded by countryside, just outside the village of Wootton Wawen.

Wootton Wawen is an interesting historic village with many period properties, including Wootton Hall and its Saxon church. The village is surrounded by rolling Warwickshire countryside with easy access to communication links in all directions. The village has an active community with a post office/general store, the fine Parish Church of St Peter and a public house. Henley-in-Arden and Stratford-upon-Avon have a greater range of shopping and recreational facilities, including the RSC theatre.



Tenure
Freehold

Local Authority
Stratford-on-Avon District Council

Council Tax
Band H



Intercity trains run from Warwick Parkway to London Marylebone, and Birmingham International Airport is 14 miles away. There is also a commuter train service to Birmingham city centre from Wootton Waven and Henley-in-Arden.

There is an excellent range of state, grammar and private schools in the area to suit most requirements, including Stratford Prep School, King Edwards Grammar School for Boys, Stratford-upon-Avon Grammar School for Girls and Stratford High School. Warwick, Leamington Spa, and Solihull are also nearby and provide good private schools and facilities.

Local race courses include Warwick and Stratford-upon-Avon, and there are golf courses at Bearley, Stratford-upon-Avon and Leek Wootton.

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).

The property

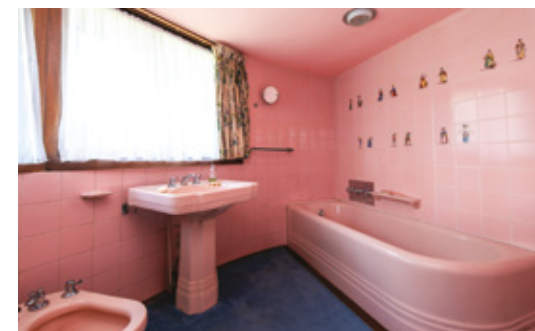
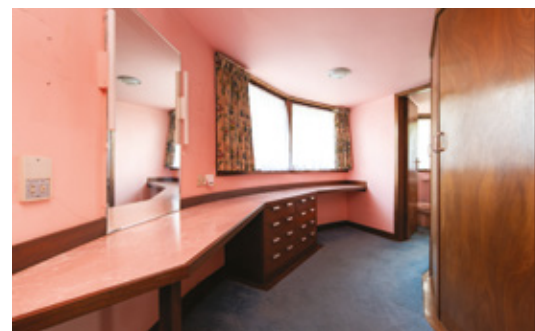
Oaklands Farm is situated in the middle of its land with delightful views of the surrounding countryside. The property is ripe for renovation, subject to any necessary planning.

The accommodation comprises an entrance hall, a delightful circular sitting room, a sizeable dining room, a kitchen/breakfast room and utility. The bedroom accommodation comprises a unique circular principal bedroom suite with a bathroom and dressing room and three further bedrooms, one of which has an en suite cloakroom.

Gardens and grounds

Two barns totalling approximately 4,823 sqft could lend themselves to various uses (subject to planning).

The house is approached via a long driveway flanked on either side by paddock land, making the property of particular interest to equestrian purchasers. The property is beautifully situated in the centre of its land, entirely wrapped in its formal gardens and grazing land, offering abundant space and beautiful views.



Services

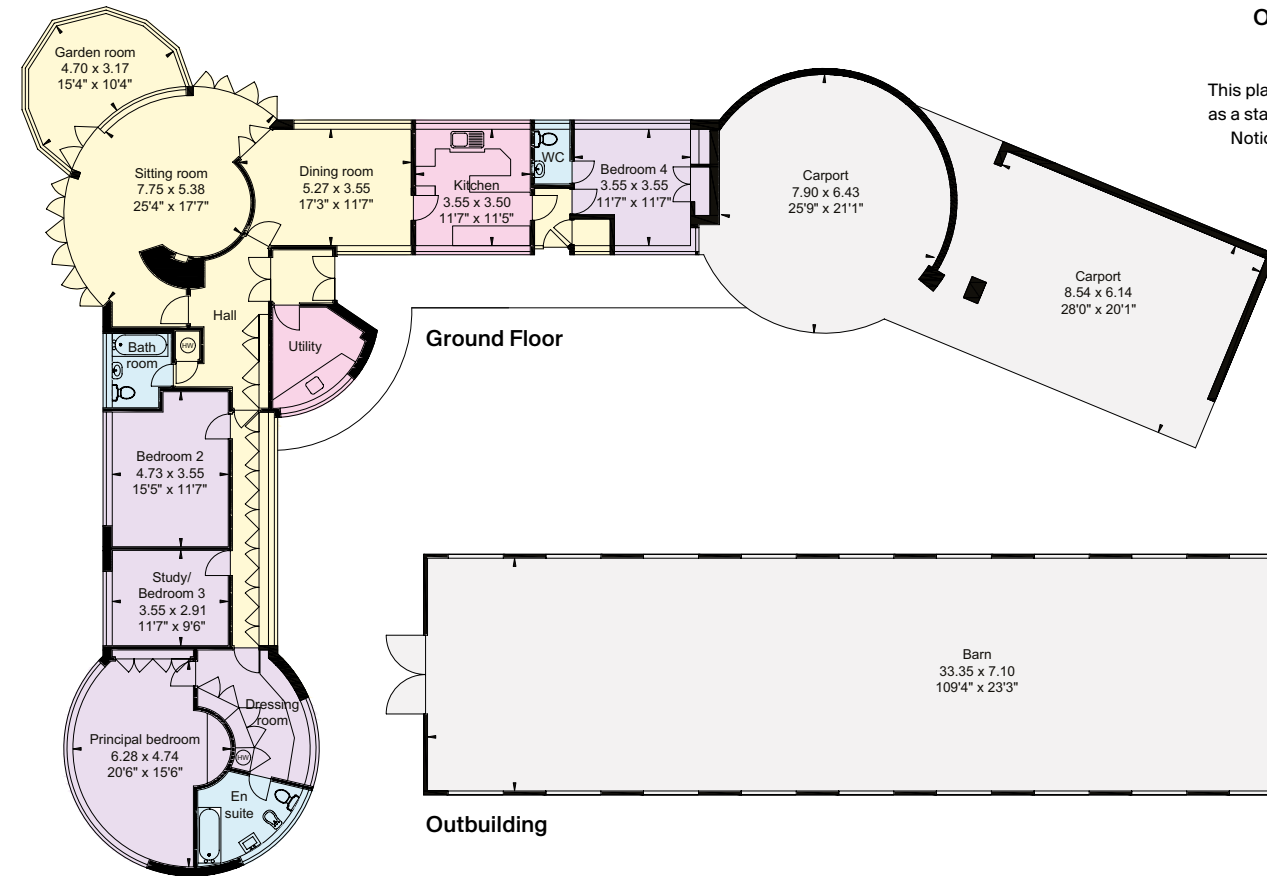
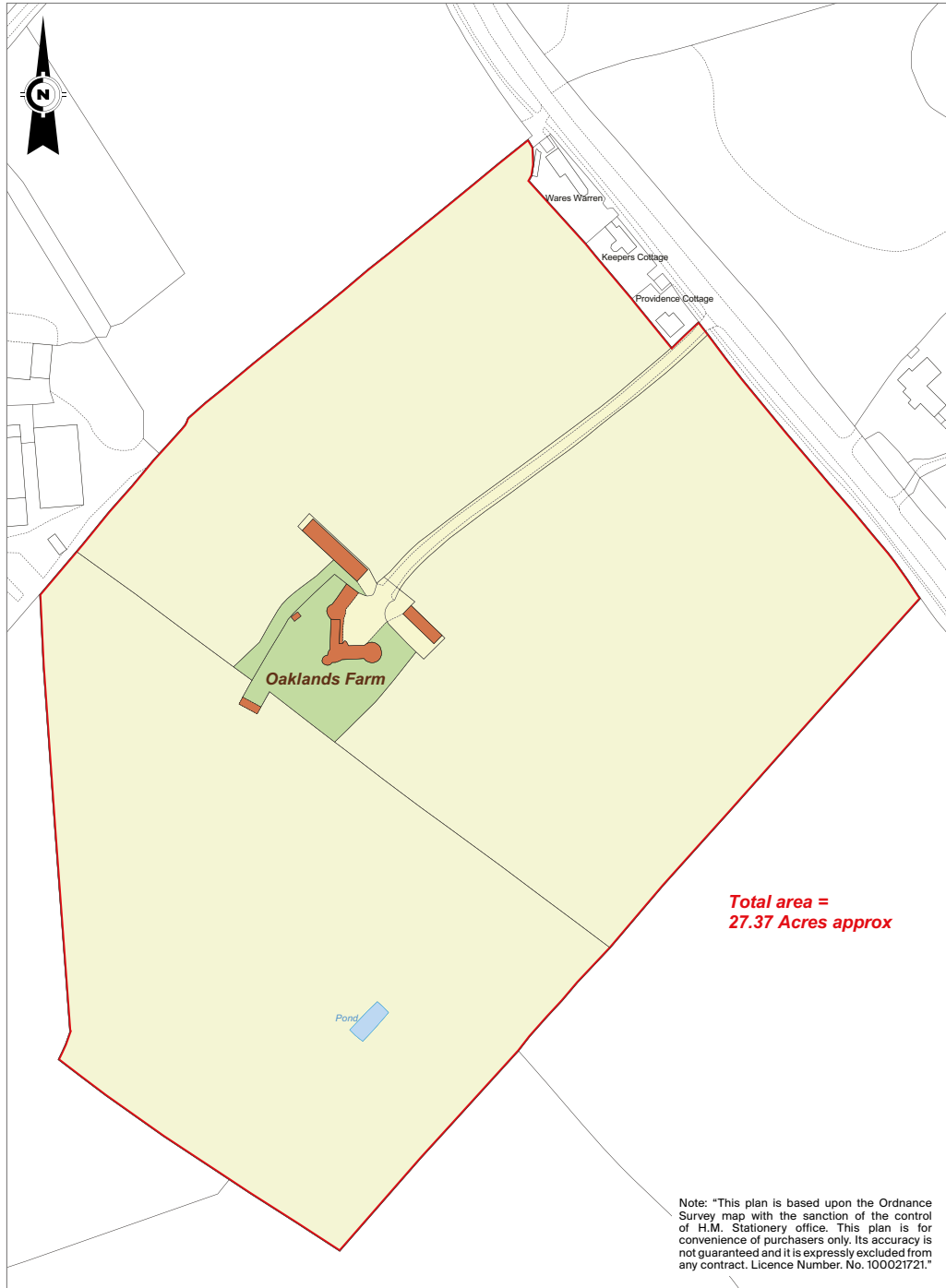
Mains electricity and water are connected to the property. Private drainage.

Directions (B95 6DQ)

From the M40 (J15) proceed on the A46 towards Stratford-upon-Avon. Turn left at the next island towards Stratford-upon-Avon and at the next island continue on the A46. At the next island turn right onto the A3400 towards Henley-in-Arden. Continue along the A3400 for approximately 3.5 miles where the entrance to Oaklands Farm can be found on the left hand side, identified by a Knight Frank for sale board.

Viewing

Strictly by prior appointment only with the agents.



Approximate Gross Internal Floor Area
House: 2,110 sq ft / 196 sq m
Outbuilding: 4,823 sq ft / 448 sq m
Total: 6,933 sq ft / 644 sq m

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.

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

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Bridgeway House, Bridgeway
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I would be delighted to tell you more

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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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Particulars dated February 2024, Photographs and videos dated February 2024.

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Date: 01 March 2024
Our reference: STR012351896

Oaklands Farm, Stratford Road, Wootton Wawen, Henley-in-Arden, B95 6DQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,200,000.

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

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

We'd love to help you.

Yours faithfully



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