



The Hawthorns
Stratford Road | Wootton Wawen | Henley-in-Arden | B95 6BD

FINE & COUNTRY

THE HAWTHORNS



Occupying a prominent position in the heart of Wootton Wawen village, overlooking the local church and surrounding rural landscape, this Grade II Listed detached home has been sympathetically renovated to the highest possible standard.



PLEASE SHUT THE GATE



THE
HAWTHORNS

LETTERS



KEY FEATURES

Accommodation summary

Occupying a prominent position in the heart of Wootton Wawen village, this beautifully presented detached home is ideally positioned to take advantage of both the rural landscapes and the amenities at hand such as the nearby school, train station, shop and pub. This Grade II listed detached home has been sympathetically renovated to create a beautiful family home of the highest standard.

Ground Floor

The entrance hall with flagstone flooring provides access to the cellar and the staircase to the first floor. To the left of the entrance hall is the beautifully presented living room featuring a large inglenook fireplace with log burner, bay windows and wooden beams. A door at the rear of the entrance hall leads to the spectacular open plan kitchen dining room to the right and to the utility/boot room to the left. Both the utility and kitchen are beautifully presented with shaker style units. The kitchen boasts a large island with breakfast bar and wine fridge, range style cooker and beautiful original exposed ceiling beams. The kitchen then leads into a conveniently located family room with bay window to the front of the property, ideal for family living or entertaining.

Lower Ground Floor

Accessed from the entrance hallway the cellar provides approximately 200 sq. ft. of additional storage area.

First Floor

The first-floor landing gives access to three generous sized bedrooms, two with ensuite shower rooms and a family bathroom. All the bedrooms are beautifully presented with exposed beams and wooden doors.

Second Floor

The second floor gives access to two further generous sized bedrooms, one of which is currently being used as an office and both have vaulted ceilings with exposed beams.

Outside

At the rear of the property is a beautifully mature garden, laid mainly to lawn, with mature planted borders providing a high level of privacy and a generous paved seating area with brick built store. At the rear of the garden is a gravel driveway which provides ample parking and access to a detached oak framed double car barn. Vehicular access is to rear of the property, via a private driveway leading to Wawensmore Road (B4089). There is also a well presented enclosed fore and side garden, with mature trees and shrubs providing privacy to the front of the property.









SELLER INSIGHT

“ We bought The Hawthorns just over nine years ago, and it was a combination of both the character of the building and its great village location that I'd say ultimately sold it to us,” says the owner. “Wootton Wawen is a gorgeous place and it's ideally located for both Stratford-upon-Avon and Henley-in-Arden, whilst also being a short commute to Birmingham airport and the M40, which links to the north and south.”

“The house dates back to the 18th century so it has lots of lovely original features including the flagstone entrance hall, a beautiful inglenook and exposed beams that give lots of character. It was all in good condition when we bought it so not in need of any real work, however over time we've done quite a lot to it to enhance it even further. We've completely redecorated, from top to bottom; we added an en suite to one of the bedrooms and we also had a gorgeous new kitchen fitted – upgrading the kitchen has made a significant improvement and is a joy to cook and dine in! We've worked to style the house with modern décor whilst retaining all of its original character, and I think we've managed to strike a really good balance between the old and the new.”

“Just recently we also landscaped the garden, adding a new patio and path, both of which can be illuminated at night, and we also added lots of plants and shrubs, so it's looking absolutely lovely. It's southwesterly facing and as such gets the sun from midday onwards so in the summer we spend a lot of time outside just relaxing or hosting BBQs... The garden is very private, and having the lane into the property is lovely because we have neighbouring horses in the field and a raft of blackberries for picking in the summertime!”

“The house has been the most wonderful home for the past nine years, and the location really couldn't have been more perfect. We have so many amenities within walking distance: the village shop is just a few minutes away and stocks everything you could possibly need; Wootton Hall has a Post Office as well as another shop, not forgetting the fantastic Bulls Head pub and Field to Fork farm shop and restaurant, and the train station is only a five-minute walk from the house for connections to Birmingham or the South. What more could you want?”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















LOCATION

The Hawthorns is situated in the sought after village of Wootton Wawen surrounded by open countryside and within walking distance of the village's public house and restaurant, shop, school and train station. The property is conveniently located for quick access to the charming Tudor village of Henley-in-Arden, offering a wide range of shops, bars, and restaurants. There is easy access to the motorway network and the Midlands communication links with the M40 (J16) approximately 2 miles away. For more comprehensive shopping there is Leamington Spa, Stratford upon Avon and Solihull. Schools in the area include The Croft Prep School, Stratford upon Avon Grammar Schools, Warwick Prep and Public School, Kings High School for Girls and Solihull School. There is racing at Warwick and Stratford and an abundance of superb golf courses in the surrounding areas together with easy access to many leisure clubs and sporting facilities.

Henley in Arden is just under 2 miles away, the M40 (J16) north 2 miles, M42 (J4) 5 miles, Warwick 8.5 miles, Warwick Parkway 7.5 miles (trains to London Marylebone), Birmingham International Airport and Station 11.2 miles (trains to London Euston), Solihull 8 miles, Stratford upon Avon 5 miles, Birmingham 15 miles (distances approximate).



INFORMATION

Services, Utilities & Property Information

Utilities - Mains services to include water, electric and drainage are understood to be connected to the property. Heating is oil fired.

Mobile Phone Coverage - 3G and 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

Tenure Freehold

Directions

Postcode: B95 6BD / What3words: ///flashing.afterglow.newspaper

Local Authority: Stratford-upon-Avon District Council.
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

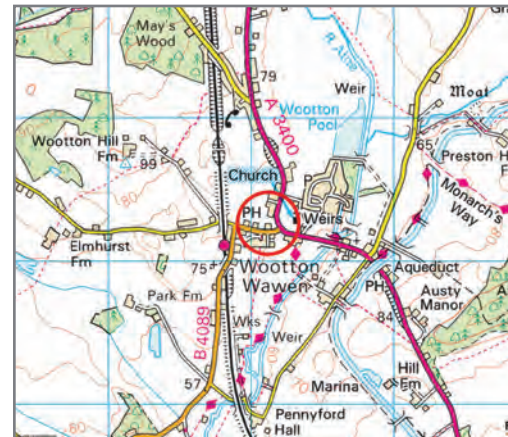
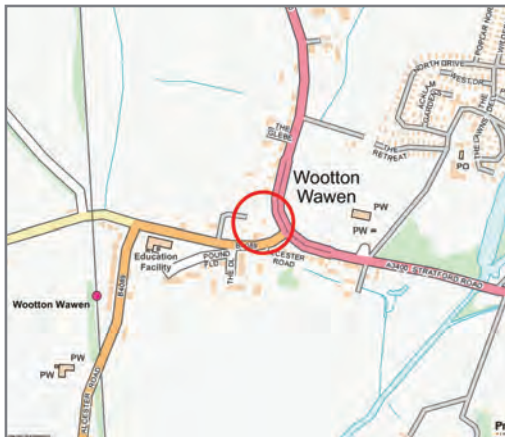
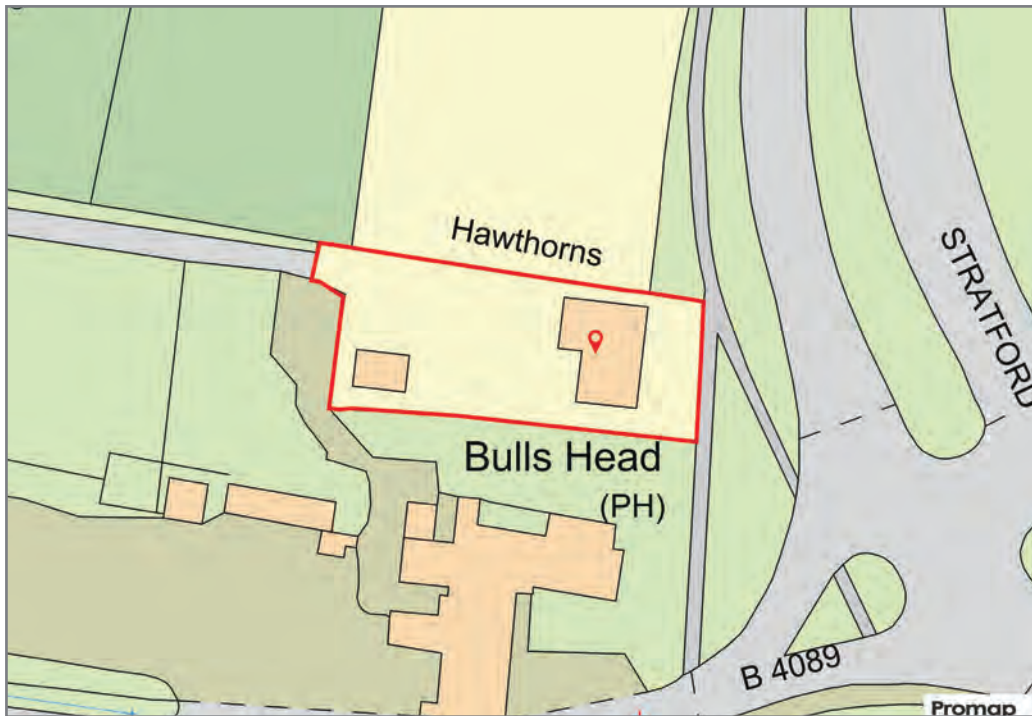
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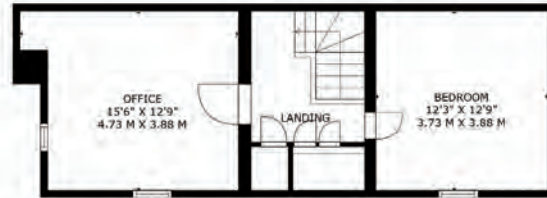
For more information visit F&C Microsite Address

Opening Hours:

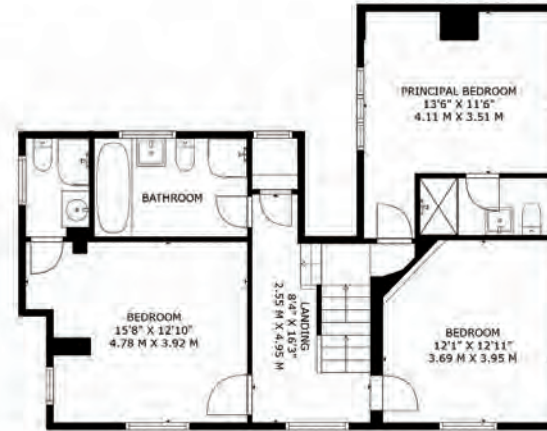
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only

Price £1,200,000





SECOND FLOOR



FIRST FLOOR



CELLAR

GROUND FLOOR

GROSS INTERNAL AREA: 2985 sq ft, 194 m²
 LOW CEILINGS: 72 sq ft, 6 m²
 CELLAR: 209 sq ft, 19 m²

OVERALL TOTALS: 3266 sq ft, 219 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT
PARTNER AGENT

Fine & Country Leamington Spa
07540 649103
james.pratt@fineandcountry.com

James Pratt joined Fine & Country in 2016 and brings nearly two decades of experience in the property industry. Leveraging his extensive knowledge and expertise, he has become a sought-after agent in the area. His background in renovation, development, maintenance, property management, and buy-to-let investments enables him to provide invaluable advice to both buyers and sellers throughout the entire process.



RACHEL HYDE
PARTNER AGENT

Fine & Country Solihull
07966 473056
rachel.hyde@fineandcountry.com

Rachel Hyde brings a profound passion for property, an exceptional eye for detail, and a wealth of industry experience to her work. She provides clients with unparalleled service, always striving to exceed their expectations. With a genuine pleasure in assisting people through the home-moving process, Rachel ensures every transition is as smooth and stress-free as possible.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Zenith House, Highlands Road, Solihull B90 4PD
0121 746 6400 | solihull@fineandcountry.com

