



Stratford Road ,
Wootton Waven, B95 6AS

Jeremy
McGinn & Co 

Guide Price £850,000



PRELIMINARY NOTICE - Construction is about to start with a target of late 2024 completion on this attractive executive detached house with extensive views across open farmland to the rear. The property has been designed to offer light, airy and spacious living space in a prime village location.

Accommodation extends to around 2400 sq ft (inc garage) including: Reception Hall, Living Room, Large Open Plan Fitted Kitchen/Dining/Family Room with integrated appliances and bi-fold doors to rear, Utility Room, Guest Cloaks/WC, Landing, Master Bedroom with Infinity Juliette Balcony, Walk In Dressing Room & Ensuite, Guest Bedroom with Ensuite, 2 Further Double Bedrooms, Luxury Family Bathroom & Large Garage.

- * 10 Year Construction Warranty
- * Full Range of Integrated Appliances
- * Luxury Bathrooms
- * Solar Panels
- * EV Charging Point
- * Target Completion Late 2024

Wootton Waven offers a range of village amenities including rail links to Birmingham making this an ideal base from which to commute with rail services to London in a little over an hour are available at nearby Warwick Parkway.



Tax Band: New Build

Council: Stratford upon Avon
District Council

Tenure: Freehold

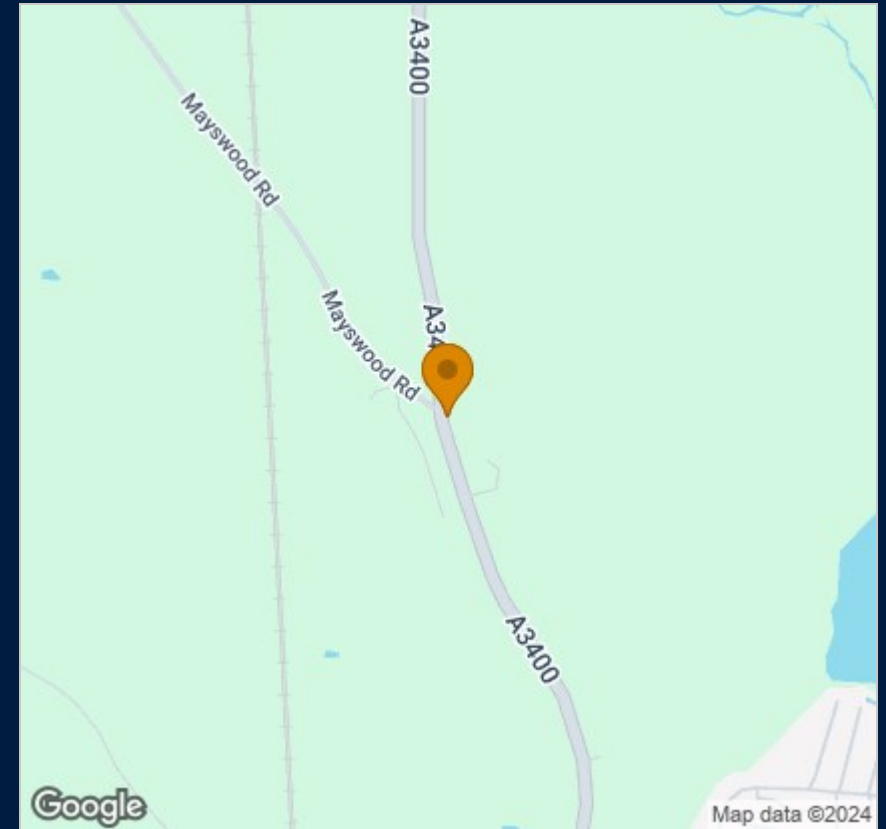
Wootton Wawen comprises a highly sought after village a mile south of Henley in Arden and boasts a strong local community with ancient Saxon Church, local store and 2 pubs. A railway station in the village itself offers regular services to both Stratford upon Avon and Birmingham making this an ideal base from which to commute.

Access to both the M40 & M42 is excellent with each being within a short drive with rail services to London in a little over an hour being available from Warwick Parkway.

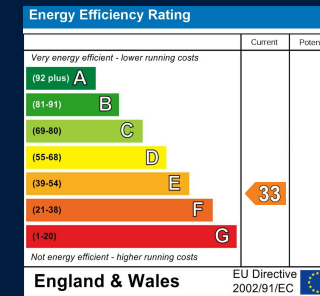
Floor Plan



Map



Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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