



Holyoake Court , Wootton Wawen

Henley-in-Arden, B95 6HW

Jeremy
McGinn & Co

Offers Over £400,000

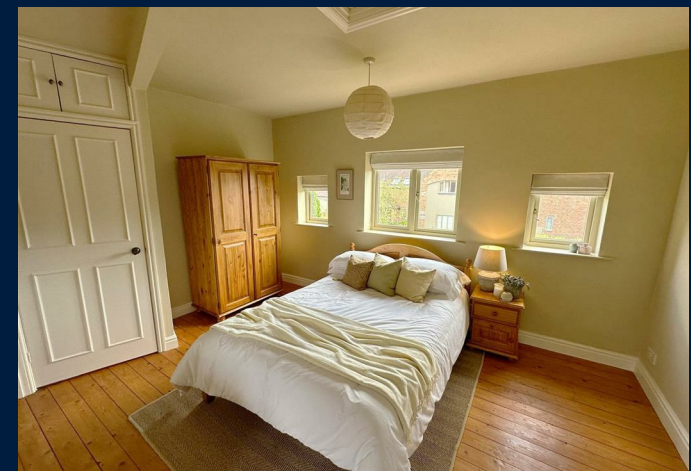
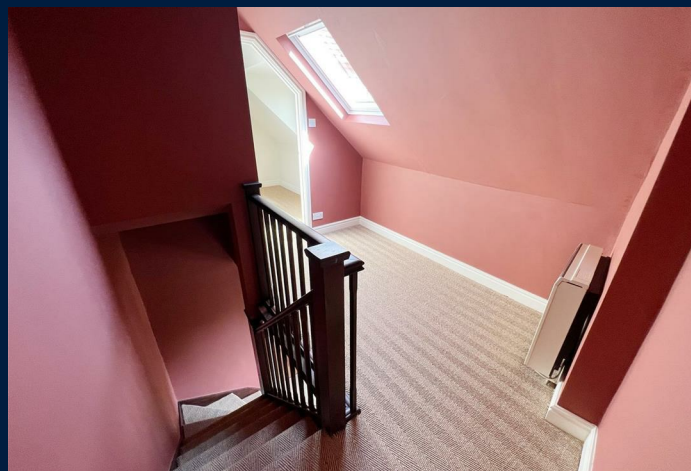


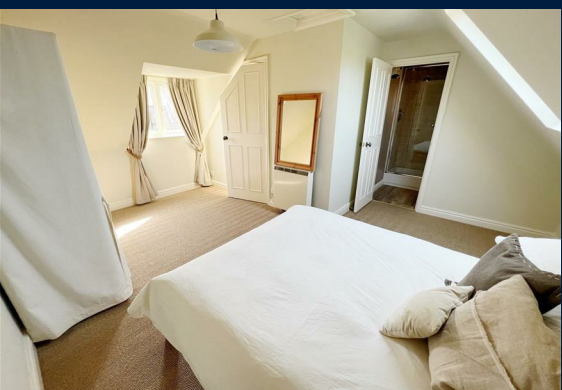
Offered for sale with No Onward Chain, a chance to acquire a simply stunning barn conversion, set within a small courtyard development, nestled within the heart of the picturesque hamlet of Little Alne. The property has undergone recent refurbishment to offer the touches of a modern home, whilst maintaining the charm and character of the original features.

The property is approached through the courtyard, where there is an allocated parking space. The pretty courtyard garden is low maintenance and offers a most pleasant private terrace, perfect for alfresco dining. The property is entered into a spacious hallway, giving access to all rooms. To the left is a dual aspect living room, with patio doors to the front opening up on to the garden and a feature fireplace with log burner. The L-shaped kitchen dining room is of good size, with a fitted kitchen benefitting from integrated appliances, patio doors to garden and plenty of space for a dining table. The ground floor also houses a handy WC.

To the first floor the property offers generous bedroom accommodation, with two generous double bedrooms, both benefits from their own independent bathroom. The Master Bedroom is a superb space, with part-vaulted ceiling and ample space for wardrobes, with the en-suite bathroom comprising a beautiful roll-top bath, WC and sink unit. The second double bedroom is also of a good size, with a modern en-suite shower room.

Outside, the property benefits from a single garage en-bloc, with a further parking space to the front.





Tax Band: E

Council: Stratford District Council

Tenure: Freehold

Little Alne is a delightful and sought after small Warwickshire hamlet nestling amidst the Alne Hills and enchanting open countryside yet easily accessible to Henley in Arden, Stratford upon Avon, Alcester and the main motorway network. The local village of Aston Cantlow offers a renowned inn and historic church. The nearby village of Wootton Wawen contains Junior & Infant School, a local inn, excellent village shop and historic Parish Church. There are also rail services from Wootton Station and the main line railway from Warwick Parkway to London Marylebone is approximately 20 minutes distant. The N.E.C., Birmingham International Airport and the M40/M42 motorways are all within easy access.

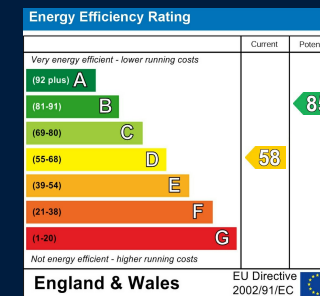
Floor Plan



Map



Energy Performance



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