



School Hill, Wootton Wawen

Henley-in-Arden, B95 6BT

Available at Guide Price £900,000

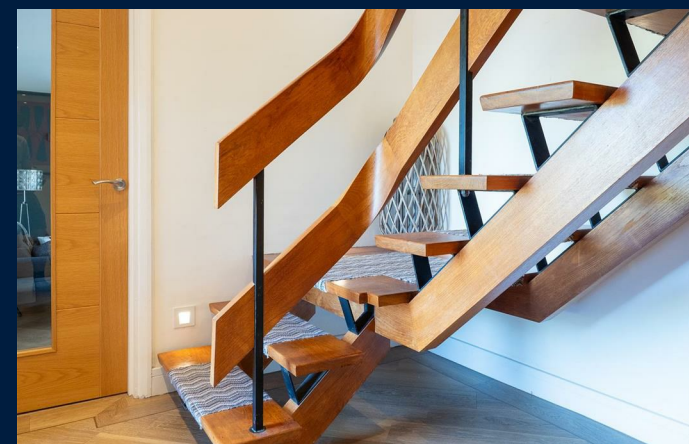


Originally built in 1974, Hill House is an immaculately renovated home, located in a stunning rural location, within the village of Wootton Wawen. Enjoying a quiet position down a private road, the property offers stunning open countryside views, both front and rear.

Set back behind a block-paved driveway, the property is entered into the pristine hallway, with the original and very impressive open teak staircase leading to the first floor and Karndean throughout the ground floor.

Renovated to an extremely high specification, the ultra-modern kitchen is fitted with full height handleless units, central island with pan drawers; complimented with Silestone work tops. AEG appliances include full height fridge, freezer, oven and dual oven, plate warmer, extraction induction hob, wine cooler, dishwasher and built-in audio system. Along the back of the kitchen area, there are lovely bi-fold doors, opening out on to the decked area within the rear garden. Steps leading down from the dining area take you to the sunken living room. A central log burner acts as the focal point of the room, with light pouring through the large fixed windows to the back of the house and the bi-fold doors to the front.

Rising to the first floor from the open staircase, the L-shaped landing gives access to all rooms. The spacious dual-aspect principle bedroom benefits from a dressing room and an immaculate four-piece en-suite. To the other end of the landing, there is a very generous second bedroom with another beautifully appointed en-suite and built in wardrobes. The first floor is home to two further well-presented bedrooms and a further large modern family bathroom, superbly appointed with separate bath and



shower.

This stunning property also benefits from an integrated double garage, along with a low maintenance lawned area and aluminium veranda to front and there is an established, well maintained rear garden with well stocked borders.







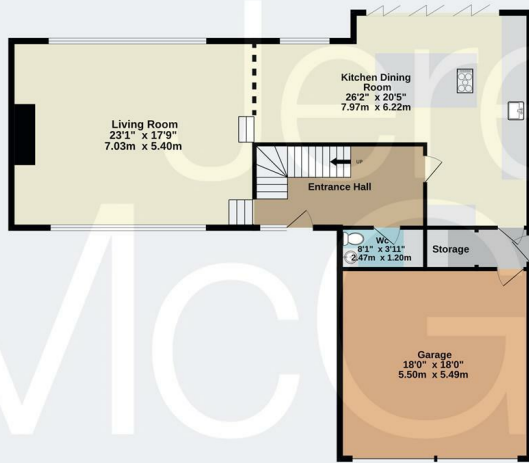
Tax Band: G

**Council: Stratford District
Council**

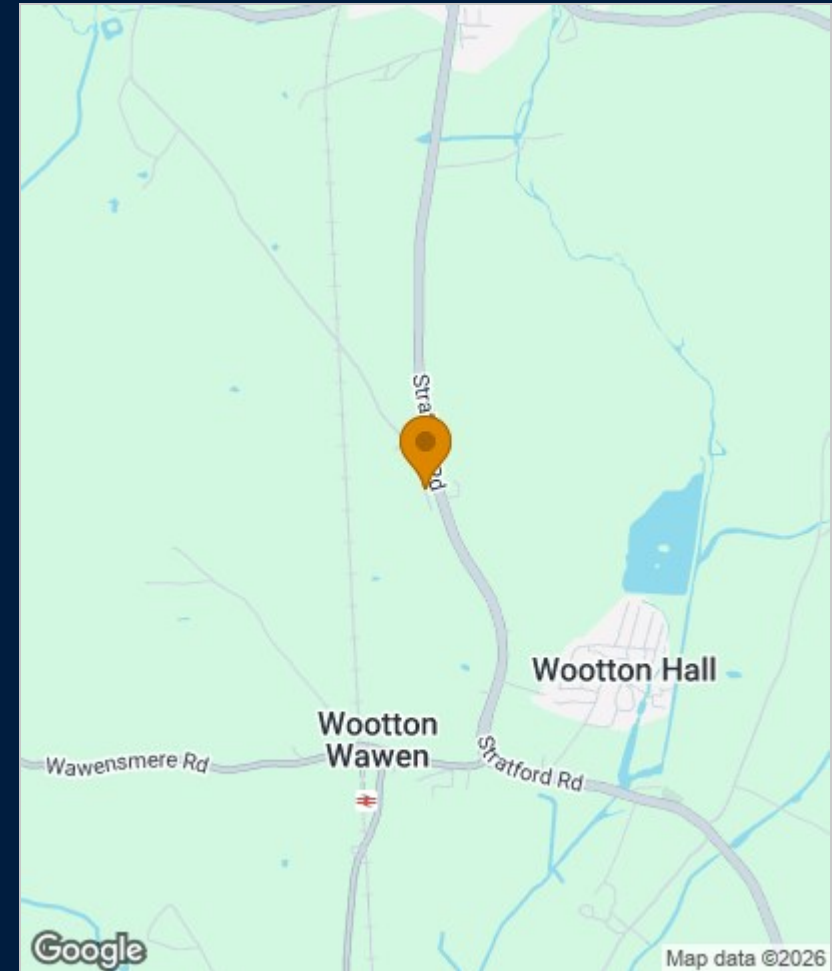
Tenure: Freehold



GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Jeremy McGinn & Co