



**Stratford Road, Wootton Wawen**  
Henley-in-Arden, B95 6AS



# Offers Over £900,000

4 4 4 E

A fabulous opportunity to acquire a delightful and well-maintained detached family home in the heart of the picturesque village of Wootton Wawen. Sat back behind private gates, Berry House offers substantial and versatile family accommodation, spanning across over 3300 sq.ft.

The property is entered into a spacious entrance hallway, with a well positioned home study to the left hand side. Following on from here, there is a spacious living room with a feature fireplace housing a modern electric fire and internal bi-folding doors lead through to a dual-aspect formal dining room with French doors leading out to the patio terrace. The fabulous modern kitchen really is the hub of this home; complete with NEFF appliances and Quartz worktops, ensuring high quality throughout and the central breakfast bar offers the ideal space for social occasions or informal dining. A useful utility room is accessed off the kitchen, as well as a generous conservatory which makes the ideal space to relax, overlooking the rear garden. Completing the ground floor accommodation, the further reception room, currently used as an entertainment room, offers potential to be a ground floor bedroom, home gym or just further reception space as necessary. Accessed off here, there is a integral single garage, which is currently used as storage space with





additional shelving installed by the current owners

To the first floor, the generous central landing provides access to all bedrooms and has a large picture window to the front, giving beautiful views across open countryside. The Principal suite offers a generous double bedroom with a spacious en-suite and a Juliet balcony overlooking to rear garden. , Bedroom two and three are across the landing and are both an impressive size with plenty of wardrobing space and an en-suite. Bedroom four is a good-sized double room and is serviced by the family bathroom. The loft space is the full length and width of the property and is partly boarded and insulated.

The generous driveway, sat behind electric gates provides secure parking for multiple cars. There is also an integral garage, which is accompanied with an electric charging point. The expansive garden provides a peaceful retreat, ideal for outdoor dining, with tall hedging creating privacy and manicured lawns making the garden a true highlight. There is side access on both sides of the house.











**Tax Band: G**

**Council: Stratford District Council**

Henley in Arden has a range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is also a wide range of shopping and recreational facilities in nearby Stratford upon Avon, Solihull and Warwick.

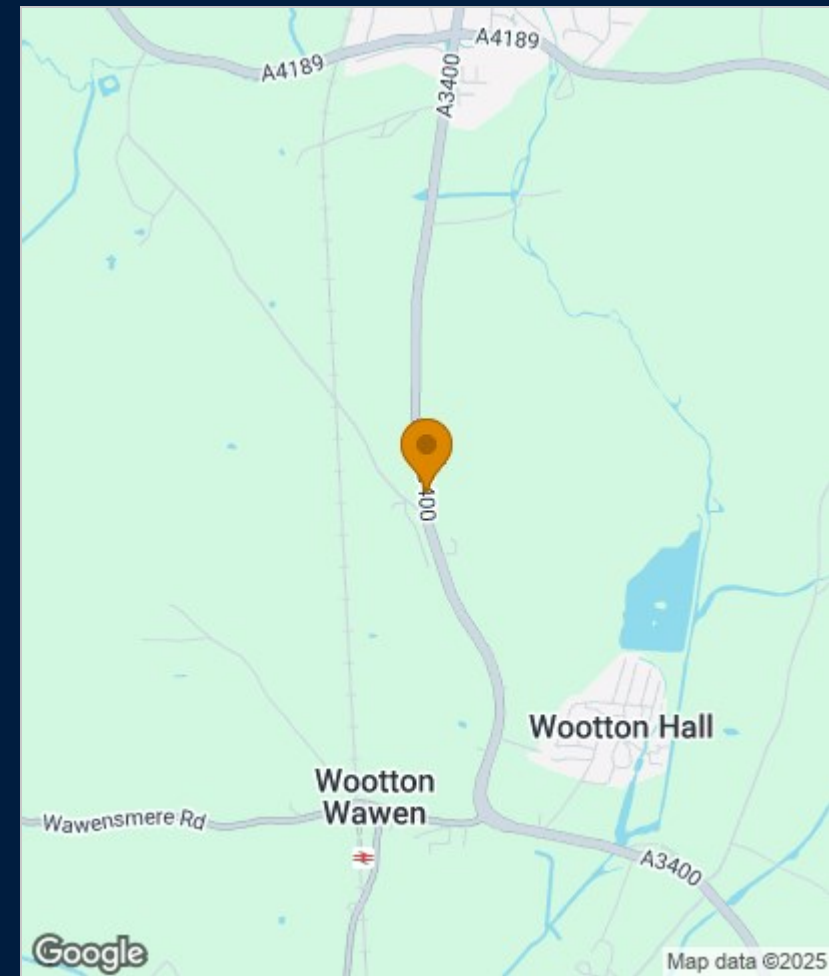
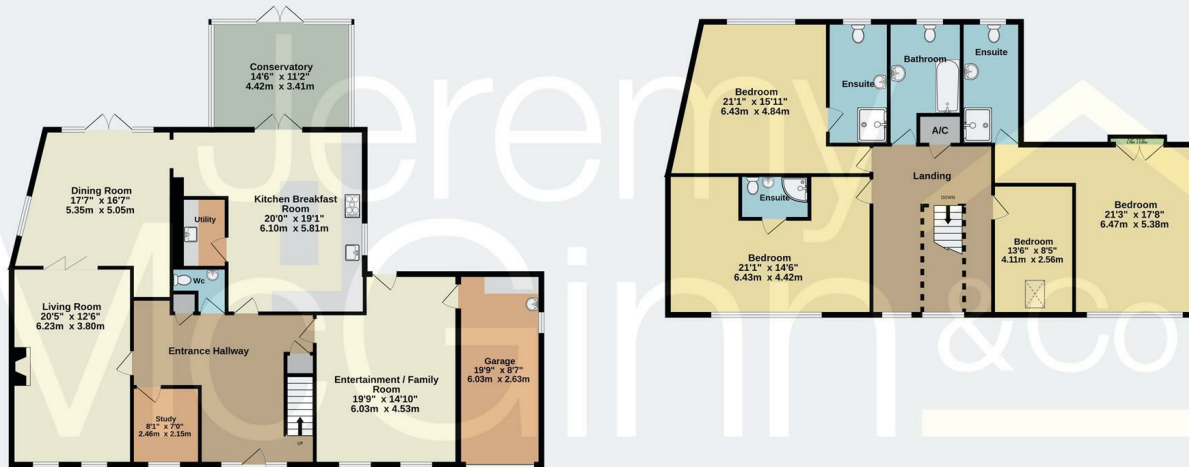
There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation. Clover Bank House has excellent communications being well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away and Warwick Parkway Station 7 miles.

Henley 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).



GROUND FLOOR

1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Jeremy  
McGinn & Co

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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