

ehB
RESIDENTIAL

Your Property - Our Business



Tudor House, Pennyford Lane, Wootton Wawen, Henley-in-Arden

Price Guide £795,000



Set in delightful gardens, this individual four-bedroom detached country house is in the popular village of Wootton Wawen. The well-appointed and characterful accommodation affords a Reception hall, spacious living room with wood burner, custom-fitted kitchen with Aga, inner cloaks area with cloaks/utility off, impressive all year round Orangery, office, master bedroom with ensuite and Juliet balcony, bedroom two with external balcony and access to the main bathroom, two further bedrooms, gated driveway and stunning, good sized landscaped gardens. Energy rating D.

Location

WOOTTON WAWEN is a historic village with many period properties. The village has a thriving community with a post

office/general store, parish church and two lovely public houses.

There is a wider range of shopping facilities in Henley in Arden and Stratford upon Avon which, with the Royal Shakespeare theatres, forms the region's cultural centre. There is a good selection of state, grammar and private schools in the area to suit most requirements, whilst, for the commuter, the motorway network is close by. Intercity trains run from Warwick Parkway to London Marylebone and Birmingham International Airport is about 15 miles away. In addition, a commuter train service runs to Birmingham city centre from Wootton Wawen station.

Henley in Arden 1 mile, Stratford upon Avon 7 miles, Warwick 9 miles (trains to London Marylebone), M40 (J15) 9 miles and at Henley in Arden (north) 3 miles, M40 (J4) 8.5 miles, Leamington Spa 12 miles, Solihull 12 miles (Distances approximate).

Approach

Through a solid Oak entrance door into:

Reception Hall

Radiator with decorative cover, two leaded light windows to the front aspect. Understairs Storage Cupboard, staircase rising to First Floor. Latched doors to:





Spacious Living Room

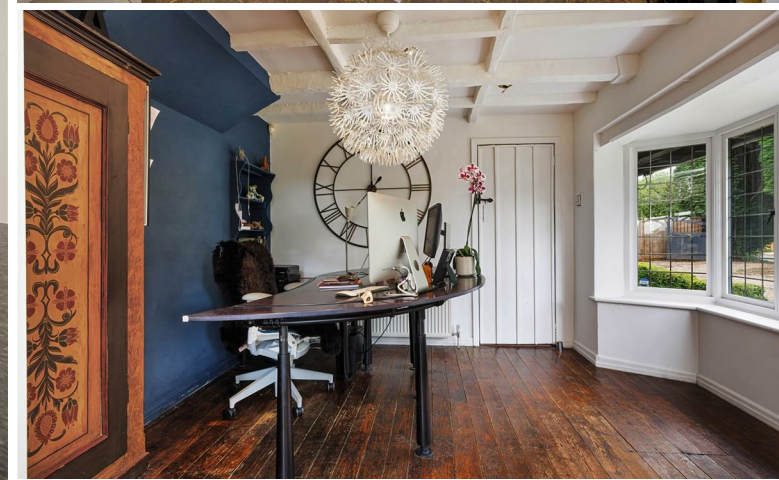
24'10" x 25'0" (7.58m x 7.63m)

The main focal point of the room is the feature fireplace, which has an inset wood burner, set on a stone hearth with beam over and leaded light windows to either side. There are a wealth of exposed ceiling beams, wall light points, double glazed bay window to the front aspect with window seat and storage beneath, further double-glazed window-to-side aspect and double-glazed French doors with multi-paned side screens provide access to the enclosed raised deck and gardens beyond.

Custom Fitted Kitchen

13'10" x 14'4" (4.24m x 4.37m)

Having an attractive range of hand painted base and eye level units, with a glazed display cabinet. Granite worktops with Belfast style sink and mixer tap. Island unit with matching worktops, plus shelving and storage cupboards below. Matching dresser unit, tall storage cupboard and a double door pantry cupboard. integrated Siemens slim-line dishwasher. Project chimney breast housing a dual control electric Aga in graphite, with three ovens and two hotplates. Ceiling beams and down lighters, radiator, tiled floor, opening to the Orangery, two double glazed windows to the rear aspect and a further opening to:



Inner Cloaks Lobby

Space for upright fridge/freezer, tiled floor and door to:

Cloaks/Utility Room

Worktop with inset sink unit with mixer tap and base unit below. WC, space and plumbing for washing machine, tall storage unit, matching tiled floor, floor mounted Worcester oil-fired boiler and a double glazed window to rear aspect.

Orangery

18'1" x 11'7" (5.52m x 3.54m)

This impressive all year round room has a tiled floor, feature electric stove, radiator, double glazed windows and roof with roof vents and fitted blinds. Double doors lead through to the office and double opening casement doors provide access to the gardens.



Office/Dining Room

11'11" x 10'7" (3.64m x 3.24m)

Exposed floorboards, ceiling beams, downlighters, radiator, latched door to Hall and a double glazed splay bay window to the front aspect.

First Floor Landing

Access to roof space, radiator, double glazed window to front aspect and doors to:

Bedroom One

10'7" x 10'5" (3.24m x 3.20m)

Radiator, double glazed window to the side aspect, double glazed inward opening French doors with Juliet balcony overlook the rear gardens and door to:

En-suite Shower

White suite comprising WC, pedestal wash hand basin, corner tiled shower enclosure with Triton shower system and glazed double opening curved doors. Radiator, complementary tiled splash backs, radiator, extractor fan, wall light and a double glazed window.

Bedroom Two

14'5" x 10'9" (4.40m x 3.28m)

A walk-in wardrobe with electric light, radiator, wall lights, double-glazed window to the side aspect, fitted shutters, and double-glazed French doors provide access to the enclosed external balcony. Door to the main Bathroom.

Bedroom Three

10'7" x 8'10" (3.23m x 2.71m)

Radiator and double-glazed windows to side and front aspects.

Bedroom Four

10'0" x 6'6" (3.07m x 2.00m)

Double-glazed windows to front and side aspect with fitted shutters.

Main Bathroom

Period style white suite comprising free standing roll top bath, bidet, WC, wash hand basin. Chrome heated towel rail, fully complementary tiled walls and floor, shaver point. Built-in Airing Cupboard housing the hot water tank. Tiled shower





enclosure with shower system and glazed shower door, wall lights and a double-glazed window to the rear aspect.

Outside

The property is approached through electric double-opening, solid gates, leading to the driveway which provides ample off-road parking. A log store area to the side of the house has a tiled canopy porch and pathway access to the entrance door through feature box hedging.

Delightful Gardens

Which are a particular feature of the property. To the side of the Orangery is a beautifully hard-landscaped area with a paving/seating area with an array of flowering Hydrangea

shrubs. This area also extends into a kitchen garden with raised planters and a nice greenhouse, manufactured by Rhino. The gardens to the rear are largely laid to lawn with stocked borders and some maturing trees. There is also a good-sized garden shed/store.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax

The property is in Council Tax Band "G" - Stratford Upon Avon District Council

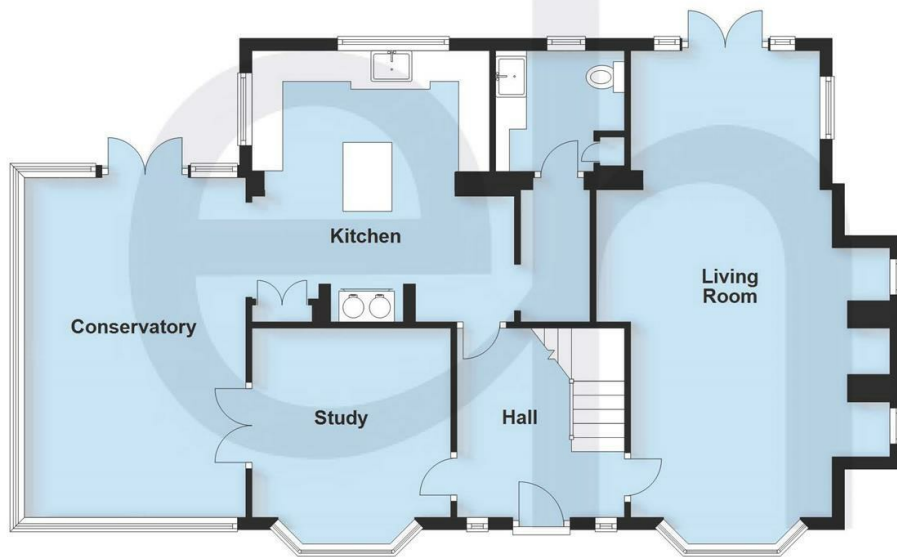
Postcode

B95 6EZ

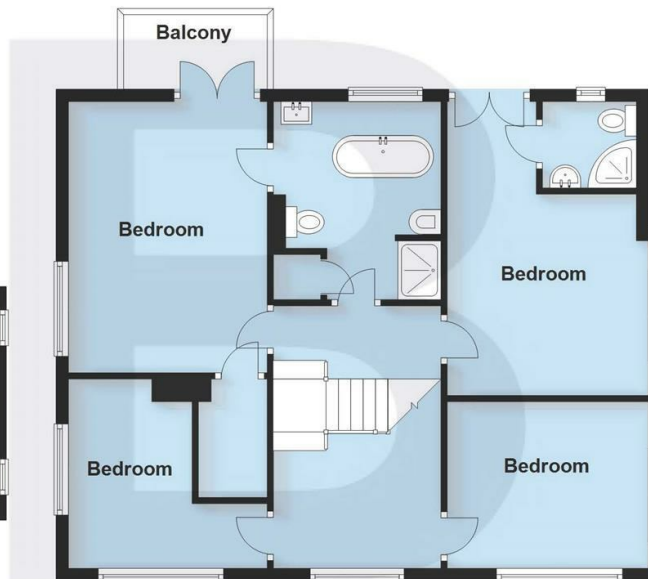


- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Ground Floor
Approx. 95.7 sq. metres (1030.2 sq. feet)



First Floor
Approx. 70.9 sq. metres (763.4 sq. feet)



Total area: approx. 166.6 sq. metres (1793.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

RESIDENTIAL

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.