



**THE ELMHURST, Wawensmere Road, Wootton Wawen, Henley-In-Arden, Warwickshire, B95 6BW**

Henley-In-Arden - Guide Price £1,100,000

## **Discover Life in Wootton Wawen – Where History Meets Modern Living**

**A charming Warwickshire village offering the perfect blend of countryside tranquility and modern convenience. Nestled along the River Alne, this picturesque location is steeped in history and surrounded by beautiful rural landscapes – an idyllic setting for your new home.**

**At the heart of the village is the much-loved The Bulls Head, a traditional country Thai pub full of character. Whether you're enjoying a relaxed Thai lunch, meeting friends for drinks, or unwinding after a long day, it's a true community hub that captures the warm spirit of village life.**

**History enthusiasts will appreciate the presence of St Peter's Church, one of the oldest churches in Warwickshire, reflecting the village's rich heritage and timeless appeal.**

**Despite its peaceful setting, Wootton Wawen offers excellent connectivity. The vibrant cultural town of Stratford-upon-Avon – famous for its Shakespearean heritage – is just a short drive away, offering boutique shopping, theatres, riverside dining and outstanding schools. The charming market town of Henley-in-Arden is also nearby, known for its historic high street, independent shops and welcoming community atmosphere.**

**Commuters will benefit from easy access to the motorway network, making travel to Birmingham, the Midlands and beyond straightforward and convenient.**

### **Why Choose Wootton Wawen?**

**Beautiful countryside surroundings**

**Strong sense of community**

**Historic character and charm**

**Excellent local pub and amenities**

**Easy access to Stratford-upon-Avon, Henley-in-Arden and major road links**

**If you're searching for a new home that offers rural charm without sacrificing convenience, Wootton Wawen could be the perfect place to put down roots.**

**Experience village living at its finest – your new beginning starts here.**



Set behind an elegant brick pillar entrance, this exceptional home opens onto a spacious gravelled forecourt with private parking for three properties and a double garage with electric door, EV charger, power, lighting and water supply.

Inside, a central front door with glazed panels welcomes you into a wide, light-filled reception hall, complete with Amtico flooring and underfloor heating throughout the ground floor. A stylish guest WC features contemporary fittings, illuminated mirror and quality tiling, while a dedicated study enjoys a full-height picture window and LED lighting.

The sitting room is designed for both comfort and entertaining, with statement illuminated shelving, integrated ceiling sound system and a striking glass-fronted feature fire. Expansive bi-fold doors open seamlessly onto the patio and garden, enhancing the home's indoor-outdoor flow.

At the heart of the property lies a stunning kitchen, dining and day room—flooded with natural light and boasting uninterrupted valley views. Generous in scale, it offers flexible space for dining and relaxing, with further bi-fold doors bringing the countryside in. The bespoke SieMatic kitchen in Agate Grey and Lincoln Walnut is complemented by Himalayan crystal stone worktops and premium Miele and Siemens appliances, including twin ovens, full-height fridge and freezer, dishwasher, and a Bora downdraft hob. Antique bronze mirrored detailing and contemporary black track lighting add a luxurious finish.

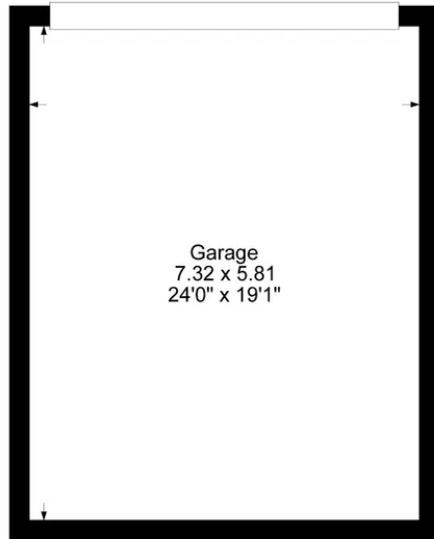
Upstairs, a carpeted staircase leads to a vaulted landing with Velux skylight. The principal bedroom suite enjoys beautiful garden and valley views, a dressing room ready for bespoke fit-out, and a luxurious en-suite with rainfall shower, twin basins and elegant tiling beneath another vaulted ceiling with skylight. Two further bedrooms are served by a beautifully appointed family bathroom.

Outside, the south-facing garden offers a full-width patio, landscaped lawn and privacy fencing, all designed to maximise the open outlook. The double garage has power, lighting and electric charging point.

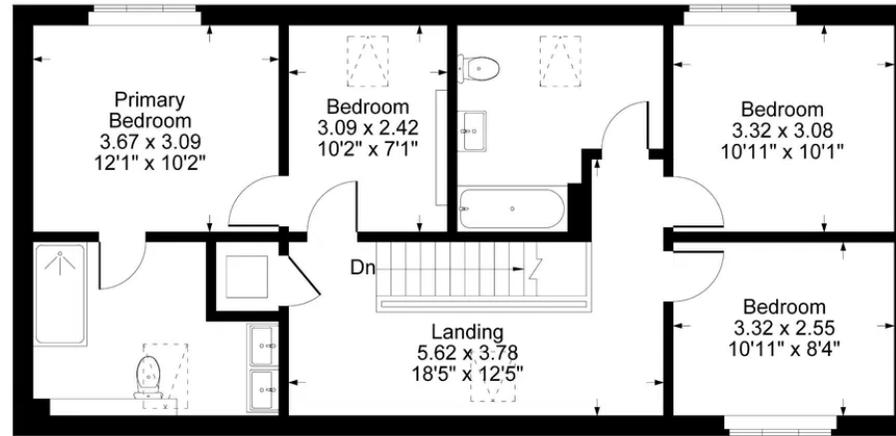
A beautifully crafted contemporary home combining high-specification design, cutting-edge technology and breathtaking countryside views.



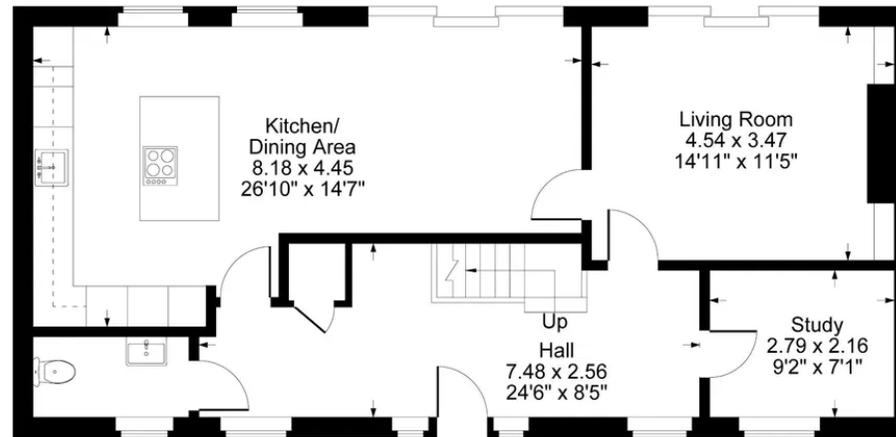
Approximate Gross Internal Area  
 Ground Floor = 74.27 sq m / 799 sq ft  
 First Floor = 74.27 sq m / 799 sq ft  
 Garage = 42.52 sq m / 458 sq ft  
 Total Area = 191.06 sq m / 2056 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



First Floor



Ground Floor

## Hawkins & Patterson

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