



EARLES
TRUSTED SINCE 1935



Appledore,
Stratford Road, Wootton Waven, Warwickshire, B95 6AS

£450,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A beautifully presented three bedroomed family property situated in the sought after location of Wootton Wawen. The property has a number of character features throughout with two log burning stoves, feature fireplaces, wooden flooring and Bay Windows. Briefly comprising; porch, entrance hall, cloakroom, lounge, dining kitchen, conservatory, three double bedrooms, and family bathroom. The property further benefits from a large West facing private rear garden, garage and driveway parking for multiple vehicles.

Having recently been re-decorated to a good standard, this property offers great scope for any new owner to put their stamp on. With new UPVC double glazed windows to be fitted throughout and a brand new hot water system has been installed. New carpets are due to be fitted and the property offers further scope for extension (STPP).

Both Wootton Wawen and Henley-in-Arden provide a range of amenities including shops, bars, restaurants, post offices, a doctors surgery and primary and senior schools. The property is conveniently located for transport links such as a regular bus service, two railway stations and road networks including the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively.



Set far back from the road behind a mature laurel hedgerow and laid to gravel driveway which provides parking for multiple vehicles. Double timber doors gives access to the garage and a UPVC double glazed door opens into:-

Porch

7'7" x 3'7" (2.32m x 1.11m)

With tiled floor, UPVC double glazed window to the side and a timber front door opening into:-

Entrance Hall

12'0" x 4'6" (3.68m x 1.38m)

With tiled flooring, staircase rising to the first floor, under-stairs storage cupboard, UPVC double glazed window to the side, radiator, doors to the lounge and dining kitchen and door opening into:-

Cloakroom

4'5" x 4'4" (1.35m x 1.33m)

Tiled flooring, low level W.C. Wall hung wash hand basin with chrome mixer tap over, chrome ladder style heated towel rail, tiling to splash backs, UPVC double glazed obscure window to the side.

Lounge

12'11" max x 14'11" into the bay (3.94m max x 4.56m into the bay)

Feature strip wood flooring. UPVC double glazed bay window to the front, feature fireplace with inset log burning stove, stone hearth and timber mantle over, two radiators and feature picture rail.

Dining Kitchen

20'9" x 13'7" (6.33m x 4.16m)

Kitchen

A range of wall, base and drawer units with wooden work surfaces over. Inset Belfast sink unit with chrome mixer tap over, tiling to splash backs. space and plumbing for a dishwasher or automatic washing machine, built in double electric 'Zanussi' oven and grill, integrated fridge freezer, inset 'Zanussi' induction hob, UPVC double glazed window overlooking the rear garden and door leading through to the garage.

Dining Area

Feature strip wood flooring, feature fireplace with inset double log burning stove with tiled hearth and timber mantle over. The log burner can potentially be connected to a back boiler which would fire the central heating system once lit. UPVC double glazed door with matching side panel opens into the conservatory.

Conservatory

10'9" x 9'10" (3.3m x 3m)

Brick built dwarf walls with UPVC double glazed windows to three sides and polycarbonate roof. Tiled floor with underfloor heating, power and lighting. UPVC double glazed door to the rear garden.

First Floor

UPVC double glazed window to the side, radiator, hatch giving access to the fully boarded loft with drop down ladder and lighting.

Bedroom One (Rear)

14'2" x 11'11" (4.32m x 3.64m)

UPVC double glazed window overlooking the rear garden, radiator, feature ornamental fireplace with inset cast iron grate, tiled surround and timber mantle over, feature picture rail.

Bedroom Two (Front)

12'9" 14'9" into bay (3.9m 4.5m into bay)

Feature UPVC double glazed bay window to the front overlooking the open countryside beyond, radiator, feature ornamental fireplace with tiled surround and feature picture rail.

Bedroom Three (Rear)

10'2" x 8'2" (3.1m x 2.5m)

UPVC double glazed window overlooking the rear garden and radiator.

Bathroom

7'5" x 6'2" (2.27m x 1.9m)

With tiled flooring, freestanding roll top bath with mains fed shower over, chrome mixer tap with telephone shower attachment, low level W.C. Pedestal wash hand basin, tiling to splash backs, chrome ladder style heated towel rail and UPVC double glazed obscure window to the front.

West Facing Rear Garden

This deceptively large, West Facing lawned garden is bound by timber fencing and substantial mature trees, shrubs and plants which offer a high degree of privacy and seclusion. The garden is split into two parts with a paved patio area and lawned garden to the first part, providing excellent outdoor entertainment space, and a further lawned garden area to the second part, through an arched pergola. There is also a timber shed, outdoor cold water tap and power at the bottom of the garden.

Garage

15'8" x 10'5" (4.8m x 3.2m)

Double half glazed timber doors to the front, power and lighting, timber door to the rear garden, space and plumbing for an automatic washing machine, floor mounted 'Worcester' oil fired central heating boiler.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property. The heating is via an Oil Fired Central heating boiler.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 330 Mbps and highest available upload speed 30 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Stratford-on-Avon District Council - D

Tenure

The property is Freehold. Vacant possession will be given upon completion of the sale.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

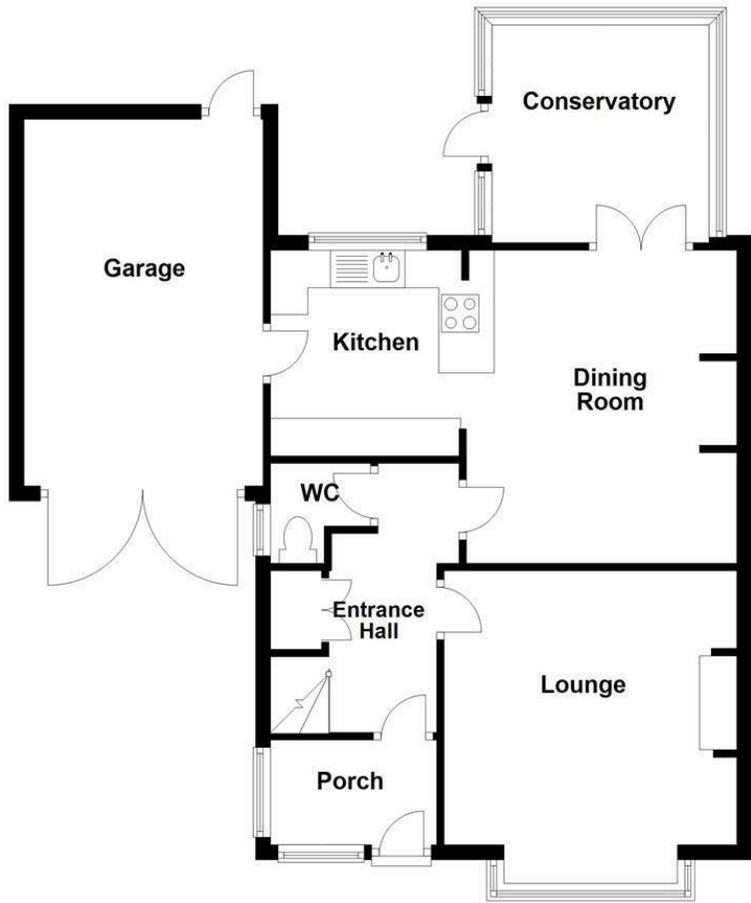
Strictly by prior appointment with John Earle (01564 794343).

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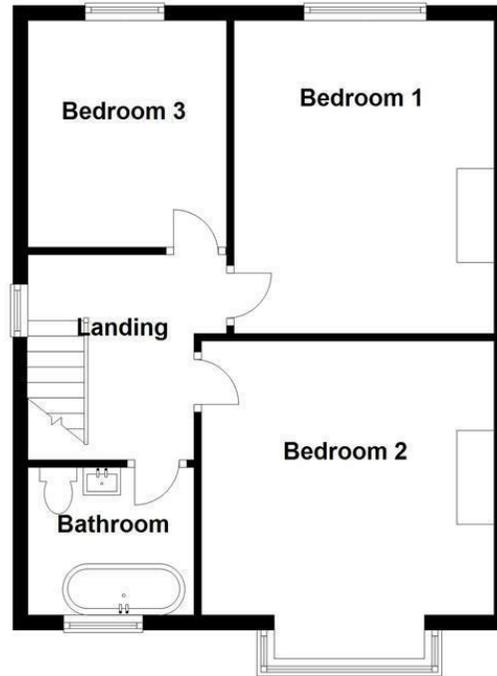




Ground Floor
Approx. 69.4 sq. metres (747.3 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.
Plan produced using PlanUp.

