



Connells

Wells Cottage Alcester Road
Wootton Wawen Henley-In-Arden

Wells Cottage Alcester Road Wootton Wawen Henley-In-Arden B95 6BG

for sale
£849,000



Property Description

A Rare Opportunity to Own an Exceptional Village Home with Breathtaking Countryside Views.

Nestled in the heart of the highly desirable Warwickshire village of Wootton Wawen, Wells Cottage comprises an exclusive collection of just two individually designed four-bedroom detached homes. Blending timeless, cottage-inspired architecture with elegant contemporary design and high-specification finishes, these outstanding new homes offer an exceptional standard of family living in a truly picturesque setting.

Thoughtfully designed with meticulous attention to detail, each home provides spacious and versatile accommodation tailored to the demands of modern life. Surrounded by rolling Warwickshire countryside and enjoying far-reaching rural views, Wells Cottage offers a rare combination of tranquillity and convenience, with excellent transport connections, reputable schools, and a range of local amenities all within easy reach.

Ground Floor

A welcoming entrance hallway leads through to a beautifully appointed sitting room, where French doors open onto the private patio, creating a seamless connection between indoor and outdoor living.

To the rear of the property, the impressive open-plan kitchen, dining and family space forms the heart of the home. Designed for

both everyday family life and entertaining, the kitchen features an abundance of storage, generous work surfaces and a range of high-quality integrated appliances from Smeg and NEFF.

Large bi-folding doors frame breathtaking countryside views and flood the space with natural light, creating a stunning backdrop throughout the seasons.

A separate utility room offers additional storage, worktop space and a further sink, together with a convenient downstairs WC.

The property benefits from an energy-efficient Air Source Heat Pump heating system.

First Floor

A striking staircase rises to a spacious landing enhanced by vaulted ceilings, creating a bright and airy first-floor space.

The principal bedroom offers a luxurious retreat, complete with a generous en-suite featuring both a separate bath and shower.

Bedroom two is another spacious double room enjoying uninterrupted countryside views and its own en-suite shower room.

Two further double bedrooms are served by a stylish family bathroom, providing flexible accommodation for family members, guests or home working.

Outside

The setting is both private and peaceful, with a generous patio area and landscaped garden providing the perfect place to relax and enjoy the surrounding Warwickshire countryside.

A single garage with an adjoining store room provides excellent storage, while an electric vehicle charging point has been installed for modern convenience.

There is driveway parking for up to three vehicles.

Location

Wootton Wawen is one of Warwickshire's most desirable villages, offering an attractive blend of rural charm and everyday convenience. The village benefits from local schooling, public houses, restaurants and its own railway station, providing direct links to Stratford-upon-Avon, Birmingham and beyond.

The nearby market town of Henley-in-Arden offers a wider range of amenities, whilst the excellent road connections via the A3400 and M40 make commuting straightforward.

Agents Notes

Please note that a selection of images used within the marketing material may not be of the exact plot being advertised and may be representative of alternative plots available within the Wells Cottage development.

Some digitally dressed images have been enhanced or created using Artificial Intelligence (AI) technology to demonstrate the potential layout, scale and furnishing of certain rooms. These images are intended for illustrative purposes only and purchasers should undertake an internal inspection to satisfy themselves as to the size, layout, specification and appearance of each room.

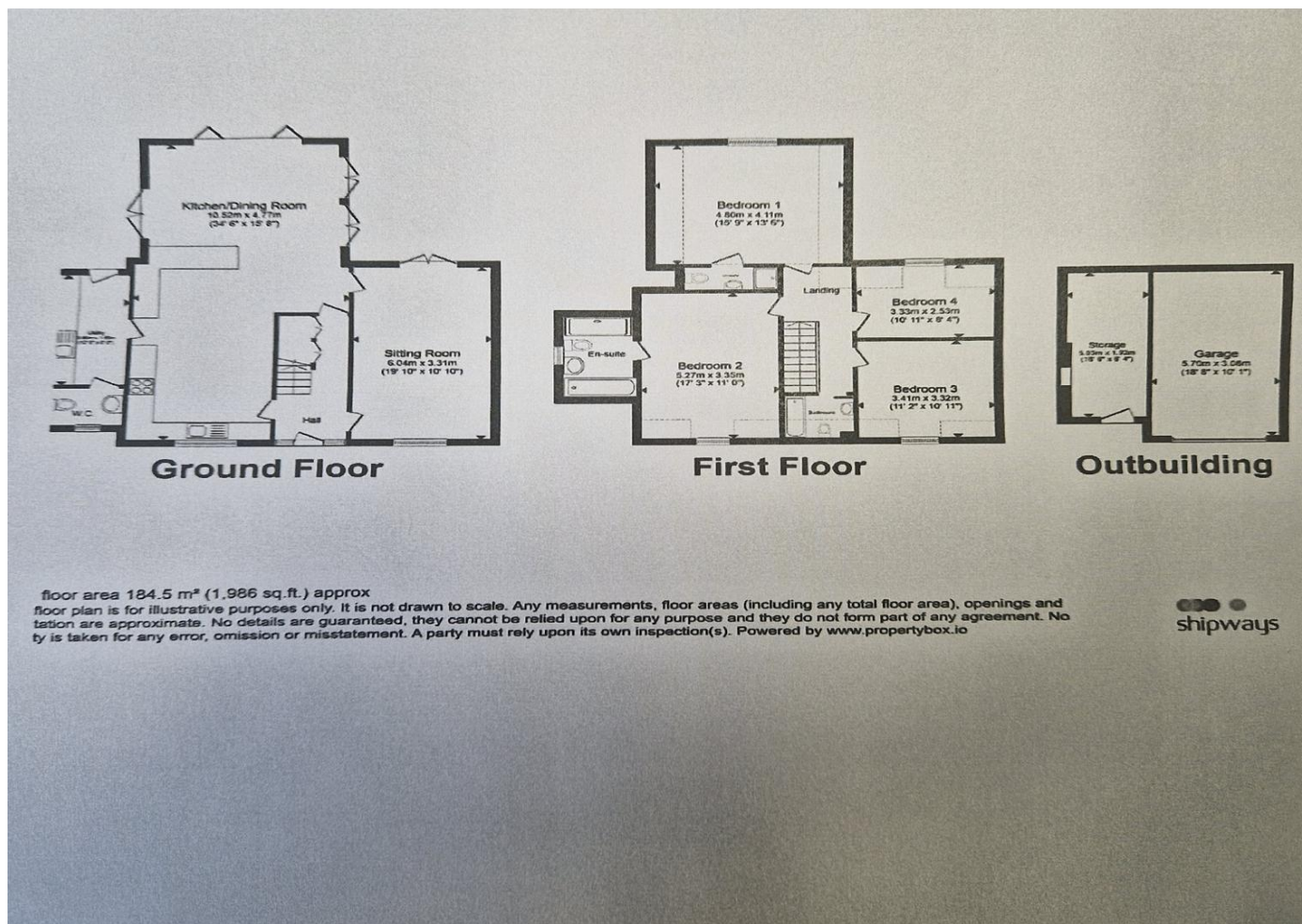
Buyer Aml Fee

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: Exempt
Council Tax Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/STR109034



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STR109034 - 0002