



**1 Church View Cottages,  
Stratford Road, Wootton Waven, Warwickshire, B95 6BE**  
**Offers In Excess Of £300,000**



*Situated in the heart of Wootton Wawen, this delightful character cottage boasts a wealth of original features, including exposed timber beams, stained-glass windows and an impressive fireplace. In brief, the accommodation comprises; two double bedrooms, ground floor bathroom, two reception rooms, kitchen/family room, and utility room. Outside, the property enjoys a pleasant South-facing rear garden, as well as picturesque views of the historic church to the front and the open countryside at the rear.*

*Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, two excellent pubs, village hall, and the renowned Anglo-Saxon parish church. The nearby railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. It is conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The village lies approximately 1.5 miles South of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, and secondary school.*





The timber front door opens into:

## GROUND FLOOR

### Living Room

12'9" x 12'2" (into bay) (3.91m x 3.72m (into bay))

With exposed timber beams, inset coir mat, UPVC double glazed bay window to the front, feature Inglenook fireplace with timber mantel, inset log burner and stone hearth, and radiator. Opening into:

### Dining Room

10'10" x 9'8" (3.32m x 2.97m)

With timber door leading to the inner hallway and radiator. Opening with exposed timber beams into:

### Kitchen/Family Room

16'11" x 7'6" (5.18m x 2.30m)

With feature vaulted ceiling with part-glazed roof, double glazed window to the rear, feature stained glass leaded light window looking through to the inner hallway, a pair of UPVC French doors leading to the rear garden, fitted with range of wall, drawer and base units with tiled work surfaces over, inset double sink with chrome mixer tap over, integrated "Neff" slimline dishwasher, space for a cooker with "Neff" extractor hood over, space for a fridge-freezer, and tiled flooring.

### Inner Hallway

Accessed from both the living room and dining room; with staircase rising to first floor and radiator. Door into:

### Large Storage Cupboard

5'1" x 3'7" (1.57m x 1.10m)

- From the inner hallway, there is a door into:

### Bathroom

9'4" x 5'1" (2.85m x 1.57m)

With obscure UPVC double glazed window to the rear, 3-piece suite comprising; large P-shaped bath with shower attachment and mixer tap over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashback areas, and chrome ladder-style heated towel rail.

- From the outdoor patio area, there is a UPVC double glazed door into:

### External Utility Room

5'4" x 5'1" (1.63m x 1.57m)

With polycarbonate roof, a run of roll top work surface with base unit below, and space and plumbing for a washing machine.

### CELLAR

12'9" x 10'10" (3.91m x 3.32m)

Accessed via a door from the living room; with steps leading down and electric lighting.

## FIRST FLOOR

### Landing

With door into:

### Bedroom One

11'8" x 11'1" (3.57m x 3.39m)

With UPVC double glazed window to the front, 3-door fitted wardrobe with hanging rails and storage cupboard above, and radiator.

### Bedroom Two

10'9" x 9'2" (3.30m x 2.81m)

With UPVC double glazed window to the rear, radiator, built-in storage cupboard with fitted shelving, linen cupboard with fitted shelving, and radiator.

## OUTSIDE

### South-Facing Rear Garden

The feature paved patio area, being ideal for outdoor entertaining, is stocked with a range of mature trees, shrubs and plants. A paved footpath leads to the bottom of the garden, where there is a timber gazebo. There is a further paved patio area and a timber gate leads to the stream beyond. Secure gated access to the side gives access to the front of the property and houses the external oil-fired central heating boiler.

## ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major

providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Variable outdoor

Three - Good outdoor

Vodafone - Variable outdoor

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via oil fired central heating.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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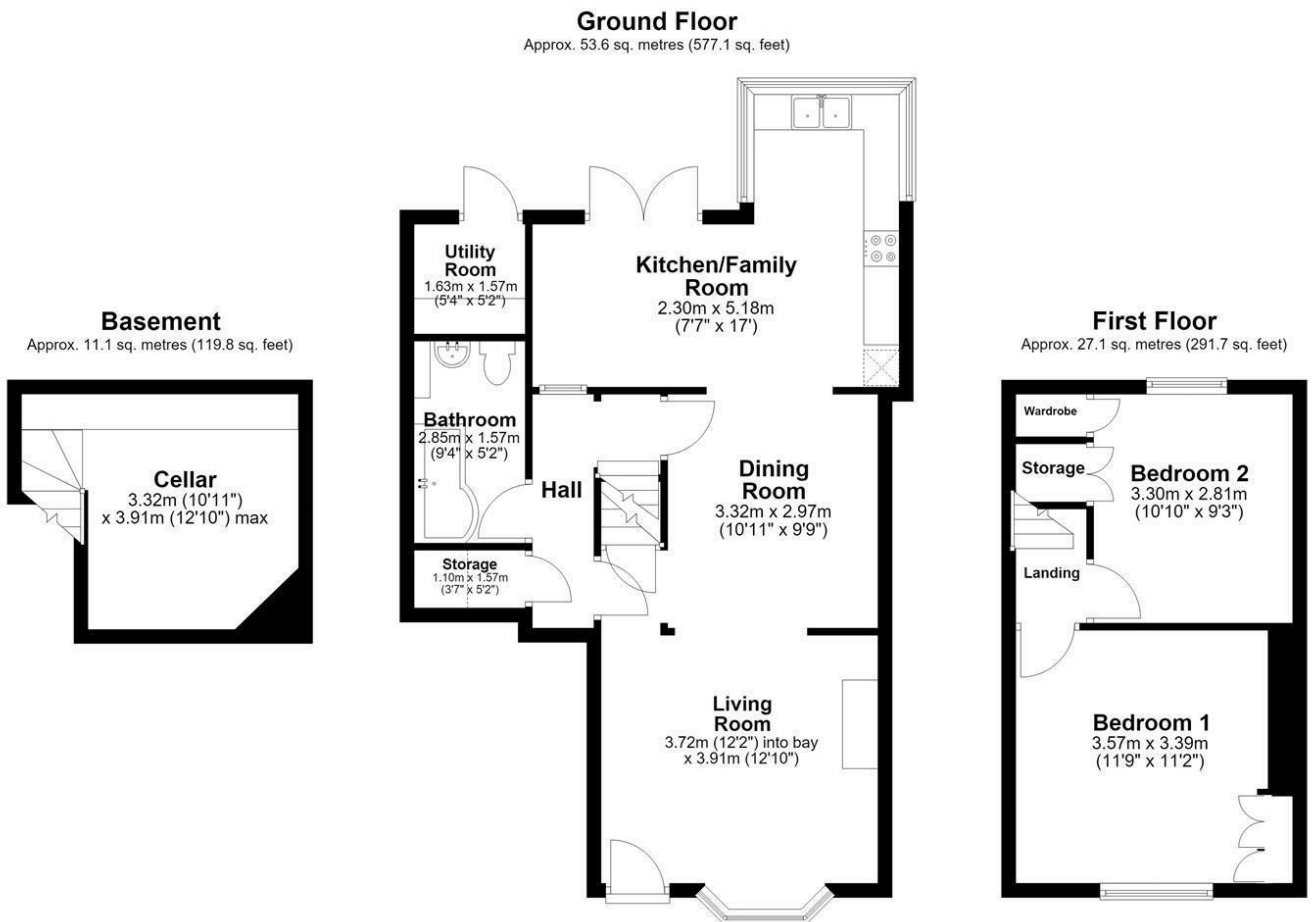












Total area: approx. 91.9 sq. metres (988.7 sq. feet)

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

