



**16 Wootton Rise, Wawensmere Road, Wootton Waven,  
Warwickshire B95 6BU**  
**Offers In The Region Of £475,000**

Situated in the heart of the delightful village of Wootton Wawen, this well presented semi-detached family home briefly comprises; three double bedrooms, three bathrooms (including downstairs shower room), one reception room (plus conservatory), modern fitted dining kitchen, and utility room. The property further benefits from a South-facing rear garden, single garage, and driveway parking to the front. Ideally placed for convenience, with the train station on the doorstep offering regular services to Birmingham and Stratford-upon-Avon. The property is also well located for local schools, with bus routes to Henley-in-Arden High School and Alcester Grammar School.

Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, two excellent pubs, village hall, and 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.



This property is set back from the road behind a block paved driveway, which provides parking for several vehicles and gives access to the garage. There is a neat lawned foregarden and to the side of the property, a wrought iron gate provides access to the rear garden. The solid timber front door, with feature leaded light glazed insert, opens into:

#### Entrance Porch

5'5" x 4'2" (1.66m x 1.29m)

With obscure UPVC double glazed window to the side and oak flooring. A pair of glazed oak doors into:

#### Hallway

12'6" x 5'4" (3.83m x 1.64m)

With turned staircase rising to first floor, radiator, and oak flooring. Door into:

#### Downstairs Shower Room

6'0" x 6'0" (1.83m x 1.83m)

With walk-in shower cubicle with mains fed 'drench head' shower and additional handheld attachment over, low level WC, extractor fan, feature tiling to all walls to full height, chrome ladder-style heated towel rail, and feature tiled flooring.

From the hallway, there is a glazed oak door into:

#### Sitting Room

14'0" x 11'1" (4.29m x 3.39m)

With UPVC double glazed window to the rear, double glazed oak tri-fold doors leading to the dining kitchen, feature fireplace with timber mantel, granite hearth and inset log burning stove, and oak flooring.

From the hallway, there is an opening into:

#### Dining Kitchen

24'2" x 7'1" (7.39m x 2.18m)

With UPVC double glazed window to the front, double glazed oak tri-fold doors leading to the conservatory, a range of wall, drawer and base units with granite work surfaces and matching upstands over, inset stainless steel sink with inset draining grooves to the work surface and chrome mixer tap over, built-in eye-level "Hotpoint" oven and grill, inset "Schott Ceran" electric hob with chrome extractor hood over, space for a fridge-freezer, integrated "Bosch" slimline dishwasher, space for a dining table, vertical radiator, and stone tiled flooring. Glazed door into:

#### Utility Room

14'2" x 4'4" (4.33m x 1.33m)

With glazed windows to the side, obscure UPVC glazed door leading to the rear of the property, a run of roll top work surface, space for a fridge, space and plumbing for a washing machine, space for a tumble dryer, wall mounted "ATAG" gas-fired central heating combination boiler (fitted in November 2025), and tiled flooring.

#### Conservatory

9'10" x 9'6" (3.01m x 2.90m)

With glazed roof, electrically operated roof light, UPVC double glazed windows to two sides, UPVC double glazed doors leading to the rear garden, radiator, and stone tiled flooring (matching the kitchen).

#### First Floor Landing

With feature light tunnel, hatch giving access to large loft space, partly boarded with drop down ladder and lighting. Door into:

#### Bedroom One

14'4" (max)/10'1" (min) x 12'2" (4.37m (max)/3.08 (min) x 3.72m)

With UPVC double glazed window to the rear, built-in wardrobes with hanging rail and fitted shelving, and radiator. Door into:

#### En-Suite Bathroom

7'11" x 4'0" (2.43m x 1.22m)

With obscure UPVC double glazed window to the side, 3-piece suite comprising; shower cubicle with pivoting glazed door and mains fed shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

#### Bedroom Two

12'1" x 9'8" (3.69m x 2.95m)

With UPVC double glazed window to the front, open wardrobe with hanging rail and fitted shelving, and radiator.

#### Bedroom Three

11'3" x 9'2" (max)/8'3" (min) (3.44m x 2.80m (max)/2.54 (min))

With UPVC double glazed window to the rear, built-in wardrobe with double hanging rail and fitted shelving, and radiator.

#### Family Bathroom

9'1" x 6'2" (2.78m x 1.89m)

With UPVC double glazed window to the front, 3-piece suite comprising; L-shaped panelled bath with mains fed 'drench head' shower, additional handheld attachment and chrome mixer tap over, low level WC, wall mounted wash hand basin with chrome mixer tap over, extractor fan, feature tiling to splashback areas, and chrome ladder-style heated towel rail. Door into:

#### Linen Cupboard

With fitted shelving.

#### South-Facing Rear Garden

A neat lawned garden with a feature timber pergola and mature borders housing a wide range of plants, shrubs and trees. Enclosed on two sides by timber fencing, the garden also offers a paved patio area, which is ideal for outdoor entertaining. In addition, there is a cold water tap, outdoor electricity point, and space for a shed.

#### Single Garage

16'6" (max)/13'6" (min) x 7'9" (5.04m (max)/4.13m (min) x 2.37m)

Housing the fuse board and electricity meter; with metal garage door (incorporating pedestrian door) to the front, lighting, and concrete floor.

#### 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), with EE and Three being rated 'Good outdoor' and O2 and Vodafone being rated '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 gas-fired (LPG) boiler, which is located in the utility room and was recently fitted in November 2025.

Tenure:

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

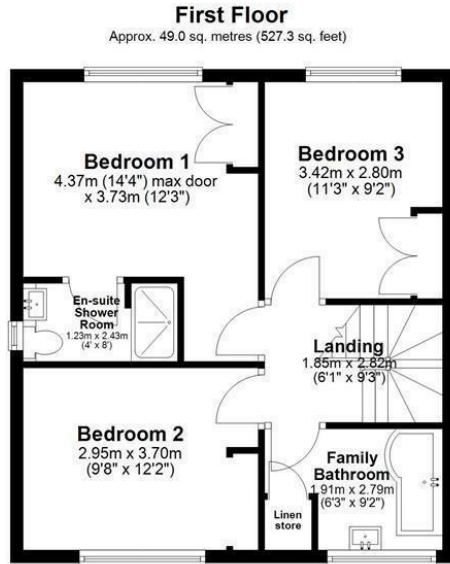
Viewing:

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Total area: approx. 120.8 sq. metres (1300.4 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |
|   |  | 57                      | 74        |

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

