



**Navigation Garage
Stratford Road
Wootton Waven, B95
£1,750 Per Month**

This spacious four-bedroom home offers the perfect blend of character, comfort and practicality for modern family living.

The property boasts two generous reception rooms, providing flexible space for both relaxing and entertaining, alongside a well-appointed kitchen and two bathrooms.

Upstairs, four well-proportioned bedrooms with a fifth room downstairs that could be used as a bedroom, office or playroom.

One of the standout features of this property is its beautiful garden, providing an attractive outdoor setting to enjoy throughout the year.

To the front, a private driveway offers ample off-road parking.

Ideally located with easy access to Henley-in-Arden, Stratford-upon-Avon and surrounding transport links, this charming home enjoys a peaceful village setting while remaining conveniently connected to local amenities and schools.

The property is available to rent now, please call Earles Residential Lettings to arrange a viewing.



Porch

3'6" x 4'6" (1.08 x 1.39)

Dining room

12'5" x 16'9" (3.79 x 5.12)

Kitchen

7'10" x 12'1" (2.39 x 3.70)

Cloakroom**Shower room****Living room**

20'8" x 11'11" (6.31 x 3.64)

Utility room**Office / five bedroom****Bedroom one**

10'1" x 15'2" (3.09 x 4.64)

Bedroom two

10'2" x 14'7" (3.10 x 4.45)

Bedroom three

10'1" x 11'11" (3.09 x 3.64)

Bedroom four

10'1" x 11'11" (3.08 x 3.64)

Bathroom**Garden & Driveway****Additional information**

Services:

Mains electricity, Oil heating, water and drainage are connected to the property.

Council Tax:

Stratford on Avon District Council - Band F

Superfast Broadband Speed is available in the area, with

predicted highest available download speed 47Mbps and highest available upload speed 8 Mbps.

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

Viewing:

Strictly by appointment only, through John Earle on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

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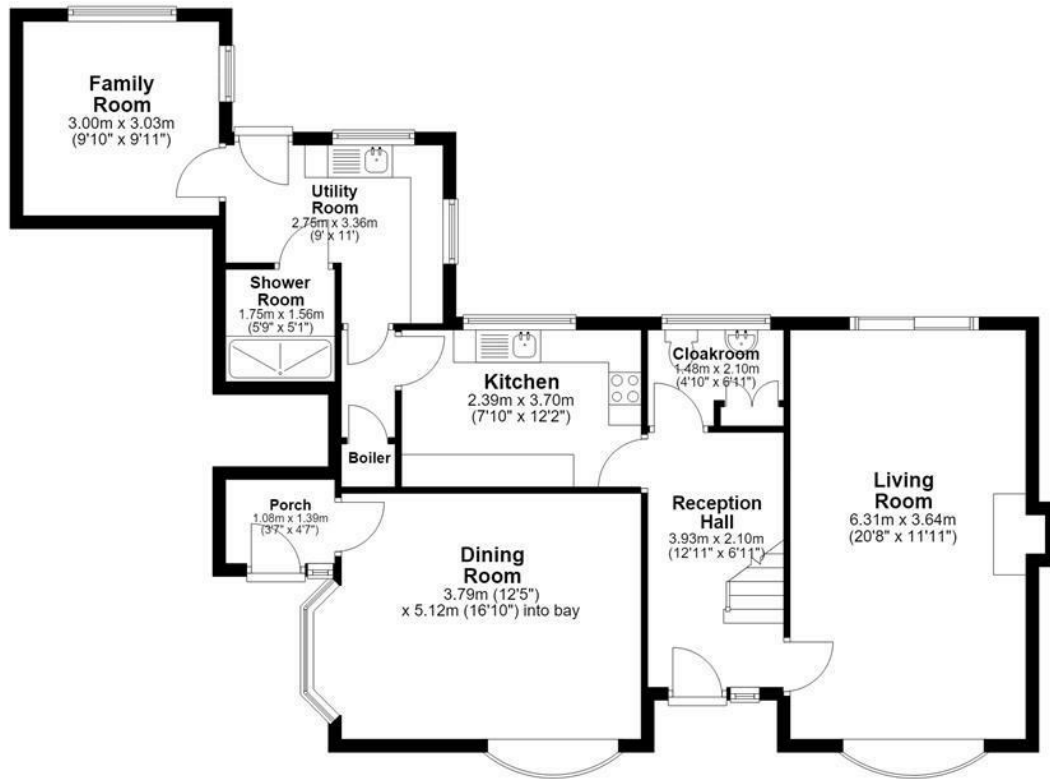






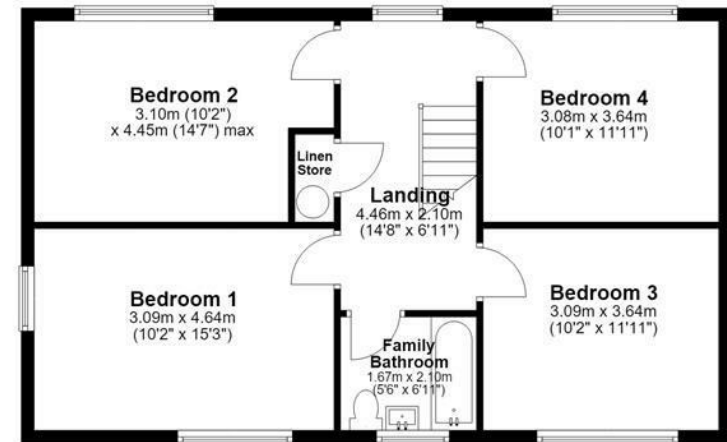
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)




First Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 153.7 sq. metres (1654.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 