

EB&P

THE GREEN GRANARY

Wootton Wawen



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**A CHARACTERFUL
AND
BEAUTIFULLY
KEPT VILLAGE
HOME**

Wootton Wawen

A much-loved village home, occupied by the same owner since 2008, opening to a bright, south-facing garden with its own summer house, in a characterful canal-side corner of Warwickshire.



- Three-bedroom semi-detached village home, held by the same owner since 2008 and beautifully maintained throughout
- Sitting room with its own access to the rear courtyard
- Kitchen with space for breakfast table
- Spacious living room with feature log burner
- Three bedrooms plus a family bathroom and a separate shower room, (third bedroom currently used as a study and dressing room)

- South-facing garden with a summer house
- Separate single garage, and a private gravel driveway
- New windows and doors fitted in 2025, new boiler installed in 2020
- Total accommodation approx. 1,139 sq ft (105.8 sq m)
- Village station, Saxon church and canal walks close by
- Stratford-upon-Avon around six miles away

GENERAL INFORMATION

- **TENURE:** Freehold
- **SERVICES:**
LPG Gas (private tank for property) | Mains Electricity | Shared septic tank | New Boiler fitted in 2020 | New Electrical Fuse board installed in 2024 along with garden lighting
- **ANNUAL RESIDENTS CHARGE:** £360 (Resident's Management Company for the 6 dwellings). Covering repair and maintenance of the septic tank, gravel driveway and grass cutting.
- **LISTED BUILDING:** No
- **LOCAL AUTHORITY:**
Stratford-on-Avon District Council | Council Tax Band D
- **EPC:** Rating E
- **POSTCODE:** B95 6HE





The Green Granary is a well-presented three-bedroom semi-detached home on Pennyford Lane in the village of Wootton Wawen. Held by the same owner since 2008 and beautifully maintained throughout, it has been thoughtfully updated over recent years, with new windows fitted in 2025, a new boiler installed in 2020 and upgraded electrics in 2024, giving a buyer a home that is ready to move straight into and enjoy.

Inside, the sitting room is a generous reception space with its own access out to the rear courtyard. The kitchen is fitted with an integrated washing machine, an LPG gas range cooker and a separate electric oven and grill, with plenty of room for everyday family cooking and casual dining.

Upstairs, the landing leads to three bedrooms served by a family bathroom and a separate shower room. The principal bedroom is a comfortable double, with a further good-sized bedroom alongside, while the third bedroom is currently used as a study and dressing room, a flexible space that lends itself equally to home working, a nursery or additional storage.

Outside is where the home really comes into its own. The south-facing rear garden is a genuine draw, holding the sun through the day and complete with a summer house that makes an ideal

studio, home office or simply somewhere to sit out. To the front, a gravel driveway leads to allocated parking and a separate single garage, a useful addition for an extra car or for bikes, tools and storage.

A characterful and beautifully kept village home, ready to enjoy from day one and within easy reach of Wootton Wawen's station, its Saxon church and the wider Warwickshire countryside.

Location

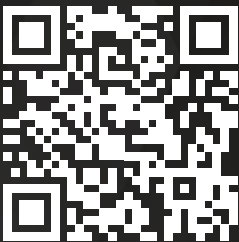
Wootton Wawen is one of Warwickshire's most characterful villages, set along the River Alne and the Stratford-upon-Avon Canal between Henley-in-Arden and Stratford-upon-Avon. At its heart stands St Peter's Church, widely regarded as the oldest church in Warwickshire, its Saxon origins lending the village a genuine sense of history, while the canal draws walkers and narrowboats past the landmark cast-iron aqueduct that carries the water over the main road. Day to day, the Grade II listed Bulls Head and the canalside Navigation Inn provide a pair of welcoming village pubs, while Yew Tree Farm Shopping Village on the edge of the village is a destination in its own right, home to a farm shop, cafe and a cluster of independent boutiques.



Nearby Henley-in-Arden adds a fuller range of everyday shopping along its historic High Street, with a Co-op, independent shops, cafes and the well-known Henley Ice Cream, while Stratford-upon-Avon, around six miles to the south, offers theatre, riverside walks and a wider choice of shopping and dining. Families are well served by Wootton Wawen C of E Primary School within the village, with Henley-in-Arden School providing secondary education a short drive away, and a strong choice of independent and grammar schools within reach across Warwickshire.

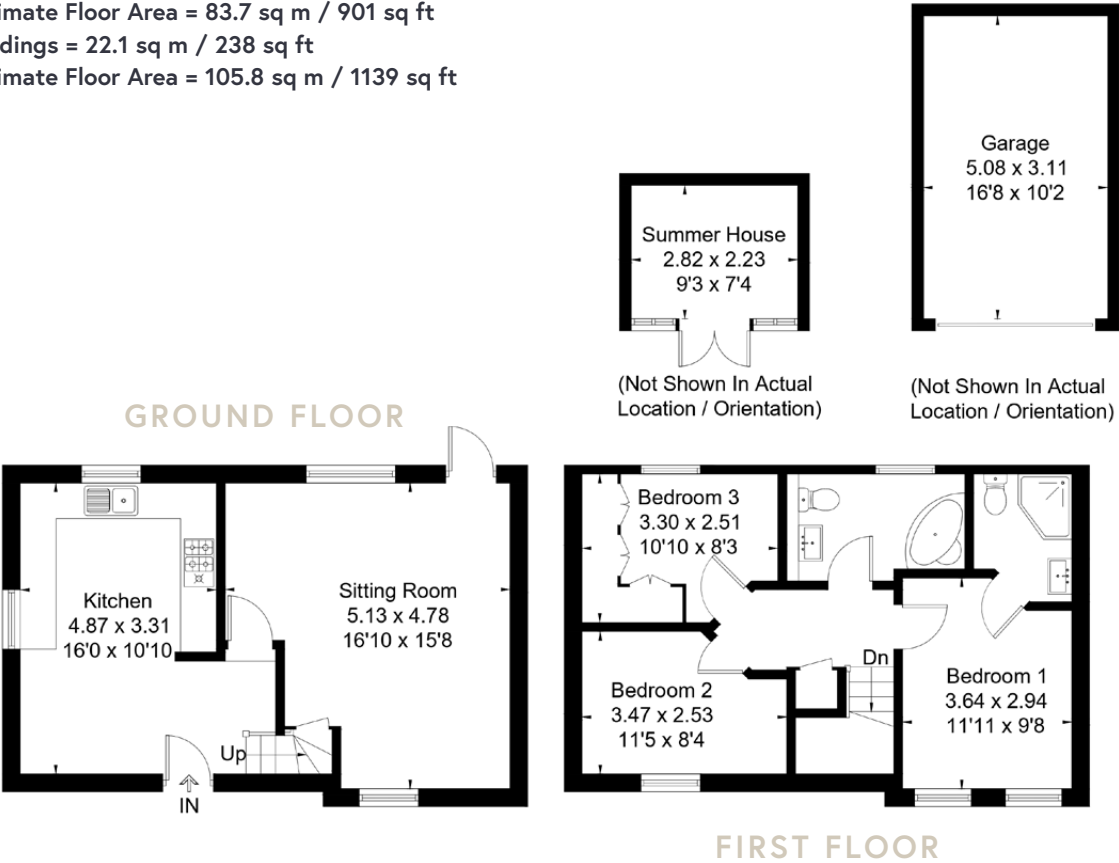
For commuters, the village has its own station at Wootton Wawen, with Henley-in-Arden station close by, both on the Shakespeare Line running north into Birmingham (Snow Hill and Moor Street) and south to Stratford-upon-Avon, while the A3400 and nearby M40 give straightforward road access towards Birmingham, Warwick and the wider motorway network. At weekends, the surrounding Warwickshire countryside, the canal towpath and National Trust properties such as Packwood House and Baddesley Clinton are all within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

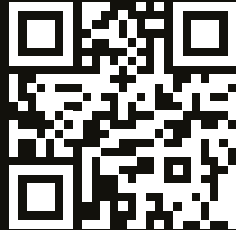


SCAN TO VIEW LOCATION MAP

Approximate Floor Area = 83.7 sq m / 901 sq ft
 Outbuildings = 22.1 sq m / 238 sq ft
 Approximate Floor Area = 105.8 sq m / 1139 sq ft



All measurements are approximate and should be used for illustrative purposes.



**SCAN HERE TO VIEW
OUR PROPERTY PORTFOLIO**

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate.

Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

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