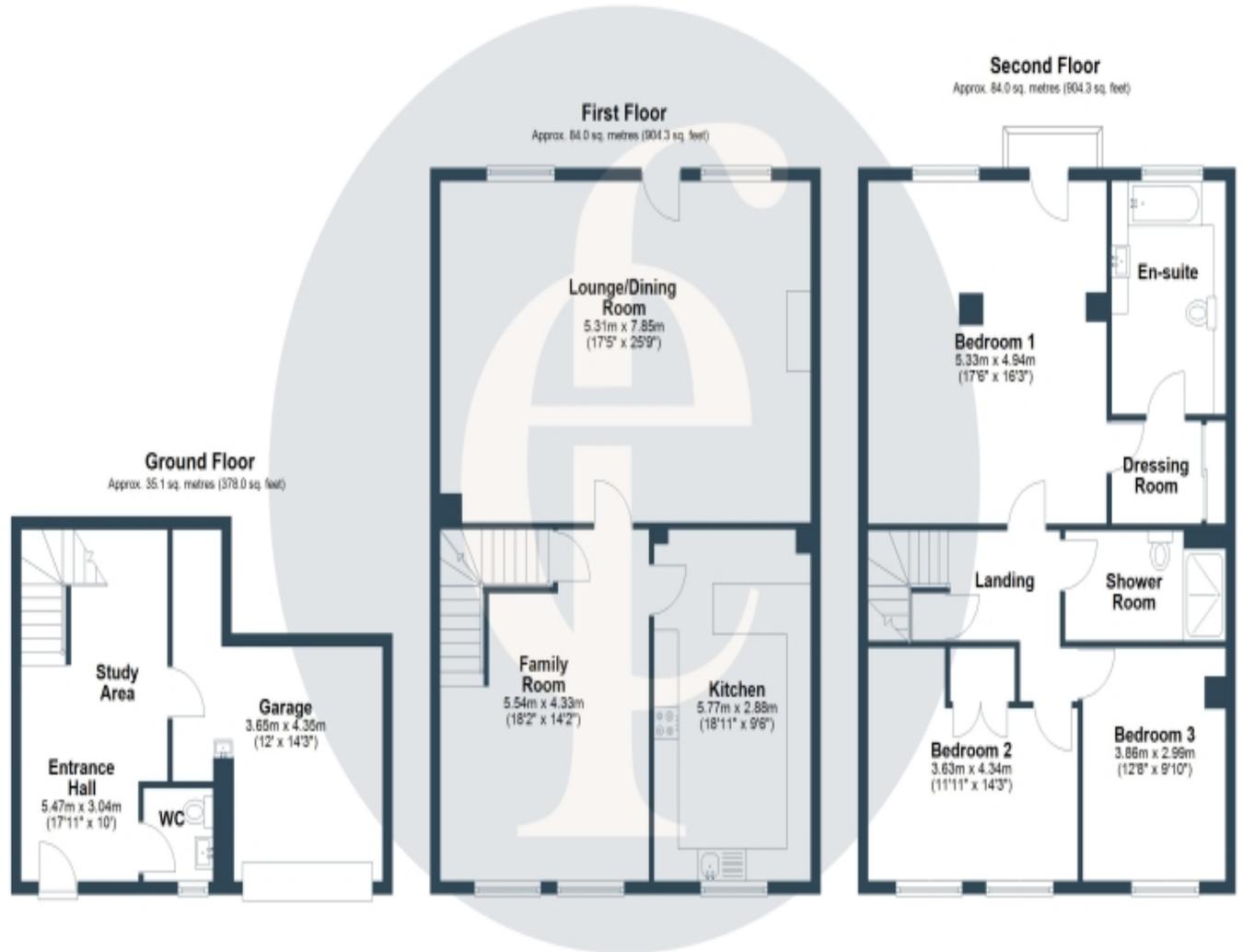




Stratford Road, Wootton Wawen, Henley-in-Arden, B95  
6BY

Default £635,000





Total area: approx. 203.1 sq. metres (2186.6 sq. feet)

Are there enough words to describe this charming, unique home known as Middle Mill? We shall try!

Dating back to 1766 when The Mill was originally built, one can only imagine the features and abundance of character that this spacious home offers. If you are seeking a unique, stylish and desirable home with lots of History, then "Middle Mill" is for you. The once-working corn and paper mill has been transformed into a beautiful Georgian home, offering over 2000 sq ft of accommodation arranged over three floors. The current owners tastefully present their home and have sympathetically decorated throughout, ensuring it is in keeping with the age and build. With bright and airy rooms, timber flooring and doors, original beams, large windows, and hints of the building's original use, all of which work perfectly alongside the now more modern fixtures and fittings.

Middle Mill is discreetly nestled within the heart of the popular village of Wootton Wawen, offering the perfect blend of countryside tranquillity and modern convenience.

The village of Wootton Wawen is a highly sought-after location just a mile south of Henley-in-Arden. It features a strong local community, an ancient Saxon Church, a local store, two excellent pubs and a charming craft centre with shops, galleries and a restaurant/café. The newly established 'Field to Fork' farm shop and restaurant has become extremely popular with the local residents.

The village also has its own railway station, providing regular services to both Stratford-upon-Avon and Birmingham, and with buses into Stratford and the surrounding villages it is an ideal base for commuters. Access to both the M40 and M42 motorways is excellent, with each just a short drive away. Additionally, rail services from Warwick Parkway offer travel to London in a little over an hour.

Access to Middle Mill is via a private driveway to the rear of the Mill building from the Stratford Road, where you will find a secure private parking area for residents and visitors.

Choose your approach, as the property boasts two options for entering, either via the front door on the ground floor, which fronts onto the main Stratford Road, or from the rear garden into the large open-plan lounge and dining room, which is close to the parking area to the rear of the premises.

If you choose to enter from the front of the property, you enter into a spacious, welcoming entrance study hallway with a private area ideal for those who work from home or would like a quieter space for reading away from the main living areas. With an Italian tiled floor and useful understairs storage, this room allows access to the garage and guest cloakroom. Stairs rise to the first floor from here.

To the first floor, the versatile accommodation continues with the option of a family room or snug to the front of the property, offering a sunny aspect flooded with lots of natural light via two large windows. The room offers exposed floorboards and convenient access to both the kitchen and the large reception room.

The open-plan lounge and dining room runs the full width of the rear of the home and offers ample space for relaxing, entertaining, and dining. The nod to the age of the property very much continues the theme in here with exposed original beams, windows, and a feature fire surround. Enjoying access to the garden and views beyond to the open countryside.

Completing the first floor is the modern fitted breakfast kitchen, with a useful breakfast bar ideal for informal dining and a quick piece of toast on the go or chatting with the chef as they cook dinner!

Fitted with a range of modern base and eye level units and deep soft close drawers, built-in induction hob with extractor over, double electric oven and grill, integrated fridge, built-in dishwasher, one and a half bowl sink and drainer with mixer tap over, tiling to floor, useful opaque fronted display units and window to front elevation.

The second floor is accessed via a staircase from the family room, and the second-floor landing has generous additional wardrobe space and access to the three bedrooms.

Now for the ultimate "wow" factor of bedrooms, as the master bedroom suite measures over 5.3m x 4.93m, is beautifully presented with original beams, a French door opening to a Juliet balcony, bringing the countryside inside. The suite also offers a separate dressing area with sliding wardrobes, and a boutique hotel-style large en-suite with a luxuriously fitted suite, featuring a large, raised free-standing bath, which allows you to soak, relax, and take in the uninterrupted countryside views.

Two further bedrooms are located on this floor, both located to the front of the property, along with a family shower room with a modern twist, slate tiled floor, walk in shower, fitted vanity unit, and heated towel rail.

Outside, the property has a private, pretty garden which offers a lawned area with mature trees and hedge borders, flower and shrub beds, and a large raised patio area ideal for al fresco dining. The property also benefits from a large communal garden to the rear, which has superb views of the river and delightful weir that runs by the boundary edge.

As mentioned, the parking is located at the end of the private driveway, and the property also boasts a garage that is currently utilised as a store/utility and has space and plumbing for a washing machine and tumble dryer, Belfast sink, and even more space for any additional white goods required. Double-opening doors offer front access to the service road for your vehicle.

Viewing is an absolute must to appreciate how beautiful this property is internally and externally.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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