EARLES
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Waygen House,
Wawensmere Road, Wootton Wawen, Warwickshire, B95 6BW

£1,350,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Centrally positioned within a plot totalling approximately 1.16 acres, this substantial detached residence extends to over 3,500 square foot of accommodation and offers exceptional scope for modernisation and personalisation.

In brief, the property comprises; four bedrooms, three bathrooms, five reception rooms (including snooker room and home office), breakfast kitchen with separate pantry, utility room, boiler room, and downstairs cloakroom. It further benefits from a double garage, ample driveway parking to the front, well-maintained wrap-around gardens, and glorious countryside views to all aspects. The property is also being offered for sale with no onward chain.

The delightful village of 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.







Set back from the road, the property is approached via double five-bar wooden gates, which lead to a stoned driveway that provides parking for multiple vehicles and gives access to the double garage. Along the road frontage, there is a post-and-rail fence with a range of mature bushes, shrubs and trees. To the side, the fencing continues, together with a run of mature hedges and trees. A large foregarden leads around to the rear garden.

Canopy Storm Porch
With tiled flooring. A timber door, with matching side panel, opens into:

Entrance Porch
8'5" x 3'0" (2.57m x 0.92m)
With double doors leading to the downstairs cloakroom. A pair of glazed doors open into:

Hallway
With wide staircase rising to the first floor and door leading to the understairs storage cupboard. Door into:

Downstairs Cloakroom
8'0" x 3'0" (2.44m x 0.92m)
With obscure UPVC double glazed window to the front, low level WC, vanity unit with inset wash hand basin and mixer tap over, and tiling to splashback areas.

From the hallway, a door opens into:

Understairs Storage Cupboard
10'4" x 5'3" (3.15m x 1.61m)
With lighting and fitted shelving.

From the hallway, a pair of timber doors open into:

Living Room
24'11" x 18'0" (7.60m x 5.49m)
With UPVC double glazed windows to the front and side, a pair of UPVC double glazed French doors, with matching side panels, lead to the rear garden, and feature fireplace with open grate fire, marble surround and marble hearth.

From the hallway, a door opens into:

Dining Room
16'11" x 14'8" (5.17m x 4.49m)
With UPVC double glazed door, with matching side panel, leading to the rear garden. A pair of doors open into:

Breakfast Kitchen
28'11" x 10'11" (8.82m x 3.35m)

- Kitchen Area
With UPVC double glazed windows to the front and side, fitted kitchen with a range of wall, base, drawer and display units with quartz work surfaces and matching upstands over, inset 1.5 bowl "Franke" stainless steel sink with mixer tap over, inset 4-ring "Neff" electric hob with "Neff" chimney-style extractor hood over and matching chrome splashback panel, built-in "Neff" electric double oven and grill, integrated "Neff" microwave, integrated "Miele" fridge-freezer, integrated "Bosch" dishwasher, and tiled flooring.

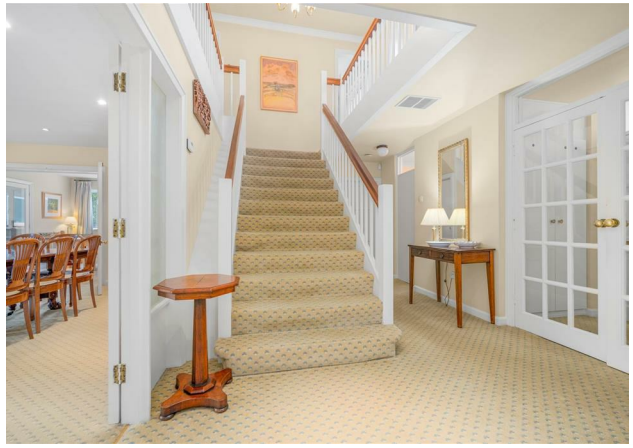
- Breakfast Area
With a pair of doors leading through to the dining room and space for a table and chairs. A glazed door, with matching side panel, opens into:

Family Room
17'2" x 12'4" (5.25m x 3.76m)
With UPVC double glazed window to the side, a pair of UPVC double glazed doors, with matching side panels, lead to the rear garden, and feature fireplace with open grate fire, brick surround and marble hearth.

Inner Hallway
10'5" x 6'4" (3.20m x 1.95m)
Accessed from the breakfast kitchen; with tiled flooring. Door into:

Utility Room
10'4" x 6'9" (3.15m x 2.06m)
With UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden, fitted with a range of wall and base units with roll top work surfaces over, inset single bowl/single drainer stainless steel sink with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and tiled flooring (matching inner hallway).

From the inner hallway, a door opens into:













Pantry
5'9" x 5'6" (1.76m x 1.70m)
With obscure UPVC double glazed window to the front, fitted shelving, space for a fridge, space for a freezer, and tiled flooring (matching inner hallway).

From the inner hallway, a louvred door opens into:

Boiler Room
7'6" x 3'8" (2.30m x 1.14m)
Housing the central heating boiler; with fitted shelving and tiled flooring (matching inner hallway).

From the inner hallway, a glazed door opens into:

Snooker/Games Room
25'7" (max) x 19'6" (7.82m (max) x 5.96m)
With UPVC double glazed windows to the front and rear. Door into:

Storage/Plant Room
8'2" x 4'11" (2.49m x 1.50m)
Housing a second central heating boiler and 250-litre unvented water heater; with electric light and fitted shelving.

From the snooker/games room, a staircase rises to:

Home Office
19'8" x 19'6" (6.00m x 5.96m)
With UPVC double glazed windows (including large picture window) to the front, side and rear.

First Floor Galleried Landing
16'11" x 13'0" (5.16m x 3.98m)
With UPVC double glazed windows to the front. Door into:

Bedroom One Suite

- Dressing Area
With built-in wardrobes. Opening into:

- Bedroom Area
18'0" x 17'2" (5.49m x 5.24m)
With UPVC double glazed windows to the side and rear, and a range of built-in wardrobes with hanging rails and fitted shelving. Door into:

- En-Suite Bathroom
18'0" (into wardrobes) x 7'4" (5.49m (into wardrobes) x 2.25m)
With UPVC double glazed window to the front, 5-piece suite comprising; panelled bath with chrome mixer tap over, walk-in shower unit with glazed bi-fold door and mains fed "Aqualisa" shower over, low level WC with concealed cistern, bidet, vanity unit with inset wash hand basin and mixer tap over, wall cupboards with mirrored fronts, a range of built-in wardrobes, tiling to the walls to full height, chrome ladder-style heated towel rail, and tiled flooring.

From the first floor galleried landing, a door opens into:

Bedroom Two Suite

- Dressing Area
8'9" x 4'11" (2.68m x 1.52m)
With built-in airing/linen cupboard with fitted shelving. Door into:

- Bedroom Area
17'2" x 12'4" (5.25m x 3.76m)
With UPVC double glazed window to the rear, a range of built-in wardrobes, and matching dressing table unit.

- En-Suite
9'1" x 8'4" (max) (2.78m x 2.56m (max))
With UPVC double glazed window to the side, 4-piece suite comprising; "Villeroy & Boch" bath with chrome handheld shower attachment and chrome mixer tap over, quadrant shower unit with glazed sliding door and mains fed shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashback areas, and tiled flooring.

Bedroom Three
11'1" x 9'8" (3.39m x 2.95m)
With UPVC double glazed window to the front, built-in wardrobe, matching chest of drawers unit, and matching dressing table unit. Door into:

Jack-and-Jill Bathroom
10'11" x 5'9" (3.35m x 1.77m)
Accessible from the first floor galleried landing and bedroom three; with UPVC double glazed window to the side, 3-piece suite comprising; "Villeroy & Boch" bath with mains fed shower and chrome mixer tap over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, tiling to splashback areas, and ladder-style heated towel rail.

Bedroom Four
13'6" x 11'6" (4.12m x 3.52m)
With UPVC double glazed window to the rear, built-in wardrobes, and matching dressing table unit.

Double Garage
19'8" x 19'6" (6.00m x 5.96m)
With electrically operated roller shutter door to the front, window to the rear, pedestrian door leading the rear garden, lighting, and power.

Gardens
The garden is mainly laid to lawn with well-stocked borders featuring a variety of mature plants, shrubs and trees. In addition, there is a generous paved patio area and an ornamental pond with water feature. The rear boundary is defined by post and rail fencing. Extending to the right, the garden continues into a private and well-screened area that is enclosed by mature hedging. This additional section benefits from a further paved patio area, together with a greenhouse, timber shed and timber summer house.

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 H

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 electricity and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. The central heating is oil fired, with the boilers being located in boiler room and storage/plant room.

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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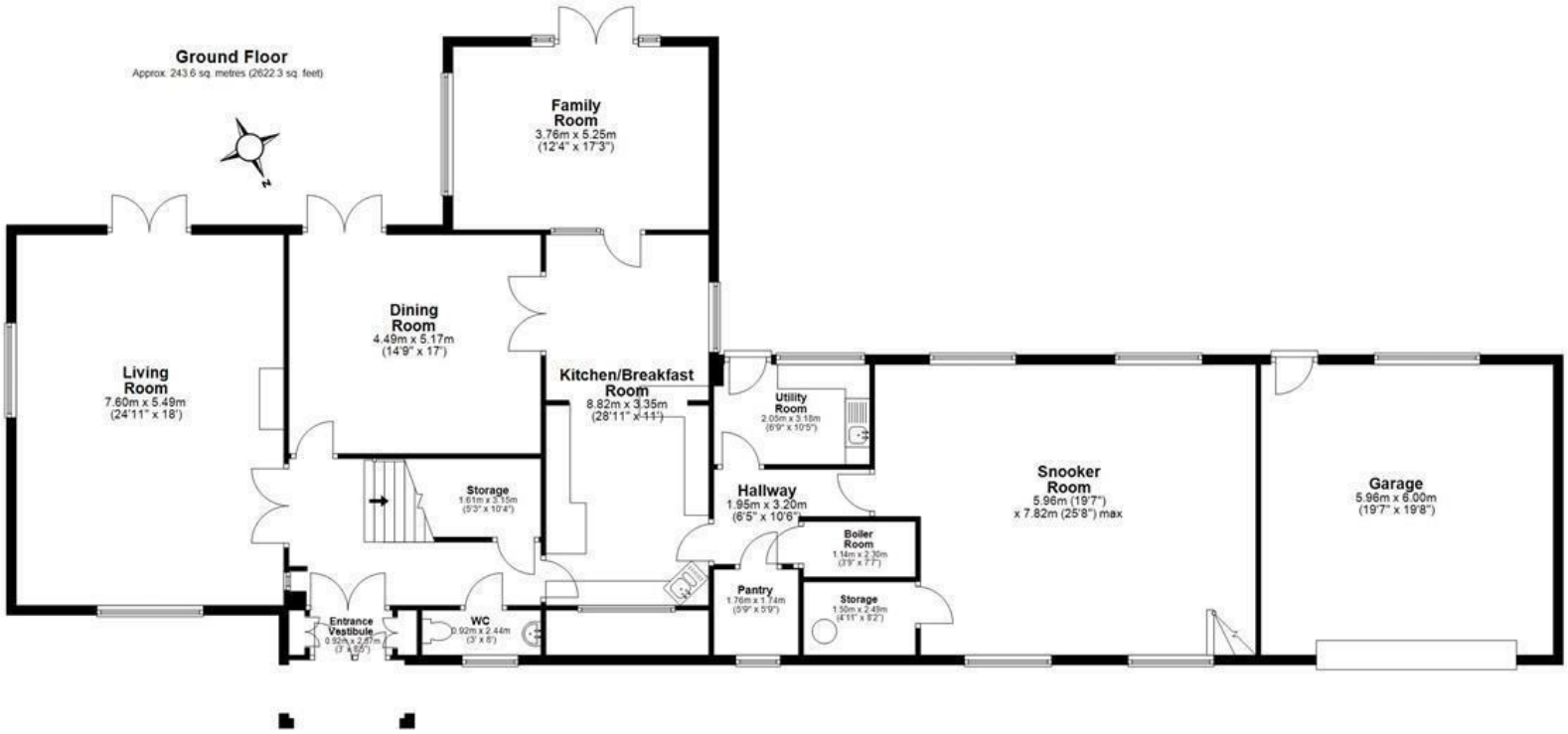






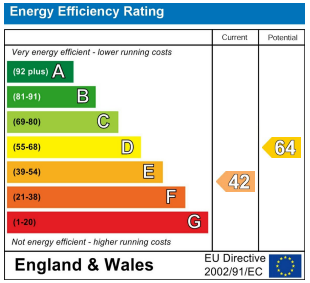


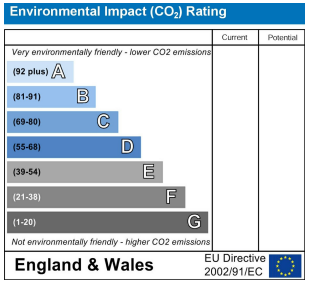




Total area: approx. 407.5 sq. metres (4386.0 sq. feet)









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