The Crescent, Salters Lane

Wootton Wawen, B95 6DW

Jeremy McGinn &Co

Available at
Asking Price £550,000

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Set within a peaceful rural cul-de-sac, ideally positioned between the sought-after villages of Wootton Wawen and Bearley, this delightful three-bedroom semi-detached home offers beautifully presented and surprisingly spacious accommodation, complemented by a generous garden and two versatile studio buildings.

The property enjoys the best of both worlds, surrounded by attractive Warwickshire countryside yet within easy reach of Stratford upon Avon and Henley in Arden, making it an excellent choice for those looking for a quieter setting without feeling isolated.

Stepping inside, the welcoming entrance hall leads through to a cosy living room, where a log-burning stove creates a wonderful focal point and makes this an inviting space in which to relax.

At the heart of the home is the superb extended open-plan kitchen, living and dining family room. Designed with modern family life and entertaining in mind, this impressive space features a contemporary fitted kitchen alongside generous areas for dining and relaxing. Bi-fold doors open directly onto the garden, creating a seamless connection between the house and outside space and allowing plenty of natural light to flood the room. A stylish contemporary shower room completes the ground-floor accommodation.

Upstairs, there are three bedrooms, with the main bedroom benefiting from fitted wardrobes and the added convenience of its own WC. The remaining bedrooms are served by a family bathroom.

Outside, the property sits within a particularly generous plot, with gardens wrapping around three sides of the house. Mainly laid to lawn and complemented by mature planting, the garden offers plenty of space for children to play, summer entertaining or simply enjoying the peaceful surroundings.

Tax Band: C

Council: Stratford District Council

Tenure: Freehold

A particularly appealing feature is the addition of two useful studio buildings within the garden. One is currently arranged as a bar, providing a fantastic space for entertaining family and friends, while the second is used as a craft studio. Both offer excellent versatility and could suit a variety of hobbies or uses.

To the front of the property, a private driveway provides off-road parking for up to four cars.

* Additional Information

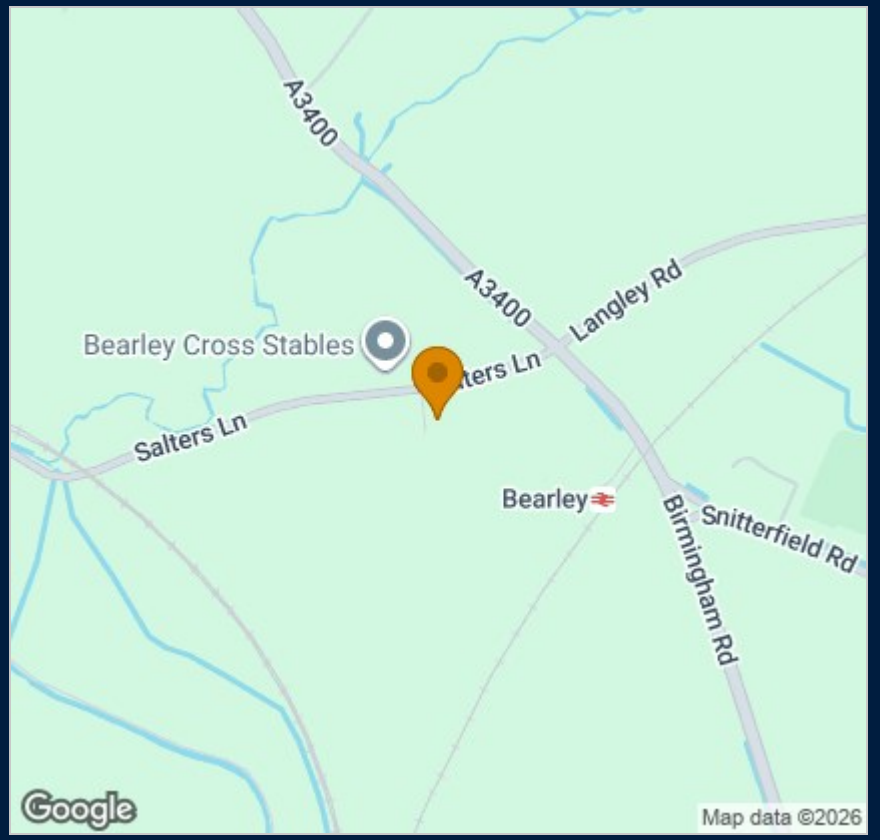
The property benefits from private drainage via a communal septic tank and has oil-fired and electric heating.

A maintenance charge of £762 is payable annually, contributing towards sewerage and insurance.

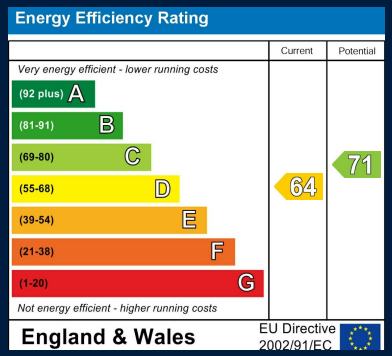
There is also a residents' management company, with the incoming owner having the opportunity to become a Director of the company should they wish to do so.

Floor Plan

Map



Energy Performance



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