EARLES
TRUSTED SINCE 1935



Crooked Oak, Mayswood Road, Wootton Wawen, B95 6AX

Offers In Excess Of £550,000

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

A very well presented traditional semi-detached property situated in the sought after location of Wootton Wawen. The property briefly comprises three good sized double bedrooms, two reception rooms with log burning stoves, breakfast kitchen, shower room, garage, large driveway with parking for multiple vehicles, good sized southerly facing garden and covered store/utility room.

The property boasts a number of character features throughout from engineered hardwood flooring, two working fireplaces and classic reconditioned 'Paul Metalcraft' kitchen.

The property also benefits from planning permission for a single storey wrap around extension and new pitched roof over the garage. A material start has been made and therefore the consent remains 'Live'(21/01313/FUL).

The village of Wootton Wawen has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th century parish church and a "Good" Ofsted rated C of E Primary School. A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides direct routes to both Stratford-Upon Avon and Birmingham Snowhill Station and Moor Street. The property is well situated for easy access to the Midland Motorway Network and lies approximately 1½ miles south of the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.







Crooked Oak is set back from the road behind a large gravelled driveway which provides parking for multiple vehicles, double timber doors provide access to the garage, a timber gate provides side access to the rear, and beneath a canopy porch, a front door opens into:-

Entrance Hall
With engineered hardwood flooring, staircase rising to the first floor and door into:-

Cloakroom
Engineered hardwood flooring continues from the hall, low level W.C, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash backs, chrome ladder style heated towel rail and extractor fan.

Living Room
With engineered hardwood flooring, log burning stove with tiled hearth, radiator and UPVC double glazed bay window to the front.

Kitchen/Dining Room
Fully reconditioned Paul Metalcraft 'Millersdale' kitchen with base and drawer units, double wall cupboard and oak work surfaces with matching up-stands. Inset stainless steel, single drainer sink unit with swing mixer tap over, Rangemaster 'dual fuel' cooker with matching chimney style extractor hood over. Space for an under counter refrigerator, integrated slimline 'Beko' dishwasher, inset lights to the ceiling. UPVC double glazed window with views over to the rear garden, space for a dining table and chairs, engineered hardwood flooring. Timber part glazed door opens out to the lean-to/store room. To the family area is a log burning stove and tiled hearth, radiator and UPVC double glazed Bi-Fold doors opening out to the rear garden.

From the kitchen, a door opens into:-

Pantry
With matching hardwood flooring, lighting and shelving.

Extensive Lean-to/Store Room
Approached via the door from the kitchen to the east of the property, with boxed section single pitched polycarbonate roof, built in storage cupboard, timber doors to the front and rear of the property, outdoors storm light and power connected. Space and plumbing for a washing machine, tumble dryer and additional white goods, pedestrian door to the garage.

First Floor
Approached via two quarter landings, with UPVC obscure double glazed window to the side, hatch with drop down ladder to the loft room, radiator and doors to three bedrooms and shower room.

Bedroom One (Rear)
Fitted sliding door wardrobe with hanging rail and shelving. UPVC double glazed window with views over the garden to the South and radiator.

Bedroom Two (Front)
With UPVC double glazed window to the front and radiator.

Bedroom Three
With UPVC double glazed window to the front and radiator.

Loft Room
Accessed via a drop down ladder. Storage cupboards to the eaves. Three Velux roof lights.

Shower Room
Large shower cubicle with mains fed 'Drench Head' shower and additional hand held attachment over, low level W.C, large vanity unit with inset wash hand basin and chrome mixer tap over, LED vanity mirror with built in bluetooth speaker, electric toothbrush charging station, dimmer lighting, laminate flooring, feature tiling to splash backs, radiator, extractor fan and UPVC obscure double glazed window to the side.

Southerly Facing Rear Garden
The delightful South/West facing garden is mainly laid to lawn, with a paved patio area ideal for outdoor entertaining and enjoying the afternoon sun. Mature flower borders feature a variety of plants, shrubs and trees, with timber













fencing to two sides. Further features include an awning, external lighting, feature pond with surrounding rockery, two timber sheds and an additional gravel seating area, perfect for enjoying the evening sun.

Additional Information

Services:
Mains drainage, electricity and water are connected to the property. The heating is via an oil fired external 'Worcester' combination boiler. The Rangemaster cooker is via 'Calor' propane gas bottles.

Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 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):

EE - Good outdoor and in-home
O2 - Variable Outdoor
Three - Good outdoor, Variable in-home
Vodafone - Variable Outdoor

For more information, please visit:
https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band D

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 a 'Very Low' flood risk. For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

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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93 Loxley Road
Stratford Upon Avon
CV37 7DR

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Crooked Oak , Mayswood Road, Wootton Wawen, B95 6AX

Submitted by: Mr John Roberts

Received by the Council on 13 May 2021

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

New roof to garage,porch and bay window. Single storey side and rear extension.

Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

   Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans -









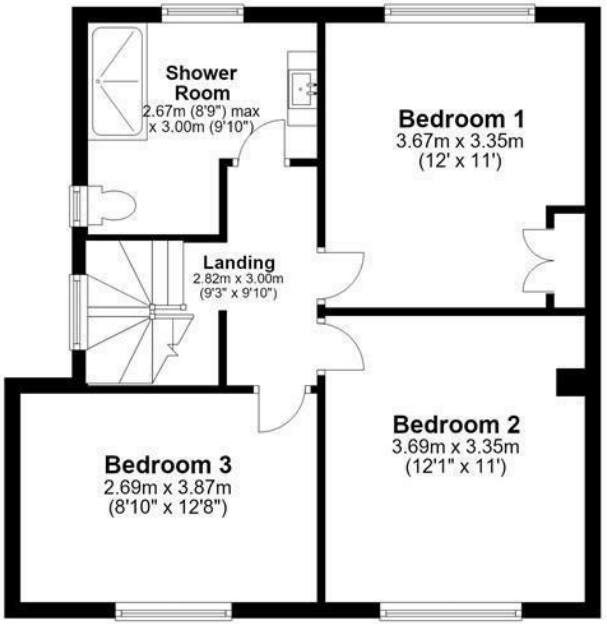
Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



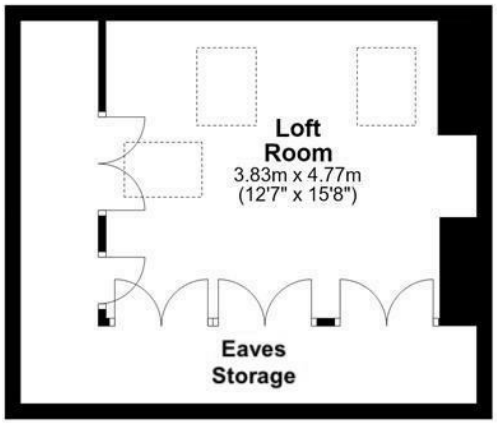
First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



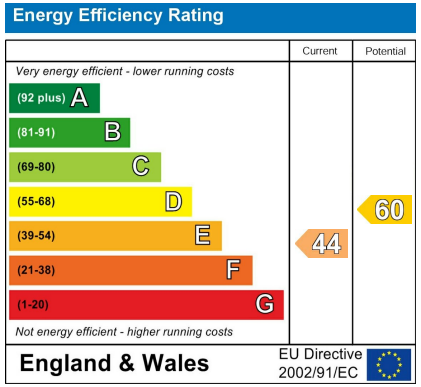
Second Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 144.4 sq. metres (1554.3 sq. feet)







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