



**VALE VIEW, Wawensmere Road, Wootton Wawen, Henley-In-Arden,  
Warwickshire, B95 6BW**

**Henley-In-Arden - Guide Price £1,850,000**

## **Discover Life in Wootton Wawen – Where History Meets Modern Living**

**A charming Warwickshire village offering the perfect blend of countryside tranquillity and modern convenience. Nestled along the River Alne, this picturesque location is steeped in history and surrounded by beautiful rural landscapes – an idyllic setting for your new home.**

**At the heart of the village is the much-loved The Bulls Head, a traditional country Thai pub full of character. Whether you're enjoying a relaxed Thai lunch, meeting friends for drinks, or unwinding after a long day, it's a true community hub that captures the warm spirit of village life.**

**History enthusiasts will appreciate the presence of St Peter's Church, one of the oldest churches in Warwickshire, reflecting the village's rich heritage and timeless appeal.**

**Despite its peaceful setting, Wootton Wawen offers excellent connectivity. The vibrant cultural town of Stratford-upon-Avon – famous for its Shakespearean heritage – is just a short drive away, offering boutique shopping, theatres, riverside dining and outstanding schools. The charming market town of Henley-in-Arden is also nearby, known for its historic high street, independent shops and welcoming community atmosphere.**

**Commuters will benefit from easy access to the motorway network, making travel to Birmingham, the Midlands and beyond straightforward and convenient.**

### **Why Choose Wootton Wawen?**

**Beautiful countryside surroundings**

**Strong sense of community**

**Historic character and charm**

**Excellent local pub and amenities**

**Easy access to Stratford-upon-Avon, Henley-in-Arden and major road links**

**If you're searching for a new home that offers rural charm without sacrificing convenience, Wootton Wawen could be the perfect place to put down roots.**

**Experience village living at its finest – your new beginning starts here.**



An impressive brick pillar entrance opens onto a generous gravelled forecourt with designated parking, setting the tone for this beautifully designed contemporary home.

A central front door with side glazing welcomes you into a wide reception hall, finished with Amtico flooring and underfloor heating throughout the ground floor. There is a stylish fully tiled guest WC, a useful cloaks cupboard, and a bright study with a full-height picture window.

The elegant sitting room is designed for modern living, featuring illuminated display shelving, integrated ceiling sound system and a striking glass-fronted feature fire. Large bi-fold doors open onto the patio and south-facing garden, creating a seamless indoor-outdoor flow.

Undoubtedly the heart of the home, the stunning kitchen/dining/day room is flooded with natural light and enjoys uninterrupted valley views. Expansive bi-fold doors bring the countryside in, while the bespoke Siematic kitchen in Agate Grey and Lincoln Walnut is complemented by Himalayan crystal stone worktops and premium Miele and Siemens appliances, including twin ovens, full-height fridge and freezer, dishwasher and Bora downdraft hob. Contemporary lighting and refined finishes complete this exceptional space.

Upstairs, a vaulted landing with Velux skylight leads to the impressive principal suite, offering garden and valley views and a luxurious en-suite with rainfall shower and twin basins. Three further double bedrooms include an additional en-suite, alongside a beautifully appointed family bathroom.

Outside, the south-facing garden features a full-width patio, landscaped lawn and fencing designed to maximise privacy and outlook. Vale View enjoying the adjoining large paddock to the side of the garden.

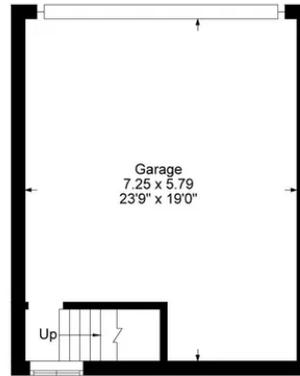
The double garage includes an electric door, EV charger, power, lighting and water supply, with stairs rising to superb ancillary accommodation above — a versatile, fully serviced space with light, power, water and drainage, ideal as a home office, studio, gym, workshop or hobby room.

A striking, high-specification home combining space, style and breathtaking views.

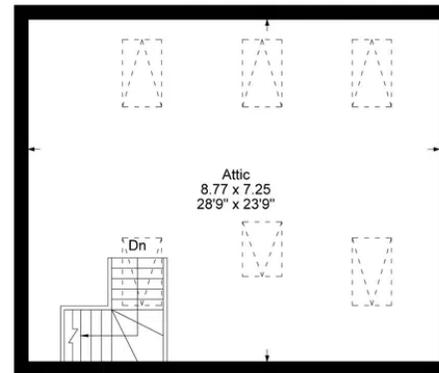




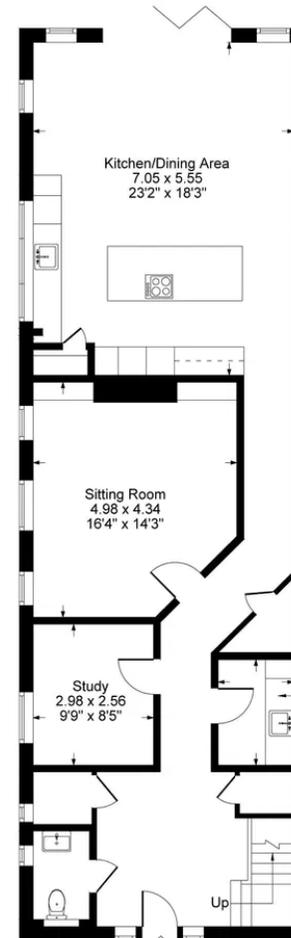
Approximate Gross Internal Area  
Garage Ground Floor = 63.58 sq m / 684 sq ft  
Garage First Floor = 41.97 sq m / 452 sq ft  
First Floor = 104.31 sq m / 1123 sq ft  
Second Floor = 96.96 sq m / 1044 sq ft  
Total Area = 306.82 sq m / 3303 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



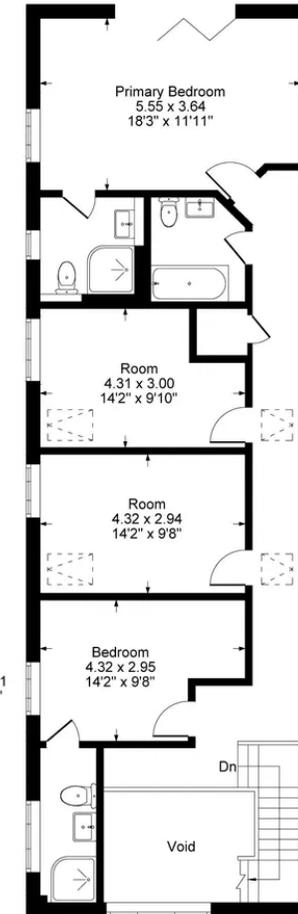
Garage Ground Floor



Garage First Floor



First Floor



Second Floor

## Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)

<http://www.hawkinspatterson.com/>

Hawkins  
Patterson &