

EB&P

THE DRIFTWAY

Pennyford Lane, Wootton Wawen



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THE DRIFTWAY

Pennyford Lane,
Wootton Wawen

Charming home
on a private
no through road
with just six
residences.



- 1,648 sq. ft. of beautifully presented accommodation blending period character and modern comfort
- Welcoming entrance hall with vaulted ceiling and stone-tiled floors
- Spacious living room with double doors and adjoining snug/work nook
- Well-appointed kitchen and dining area with courtesy door to shared courtyard
- Four bedrooms, including a principal suite with ensuite shower room
- Two further family bathrooms serving the remaining bedrooms
- Beautifully landscaped gardens with westerly front lawn and south-easterly courtyard views
- Double garage and allocated parking for at least three cars
- Excellent access to Henley-in-Arden, Stratford-upon-Avon and motorway links (M40/M42/A46)



GENERAL INFORMATION

- **TYPE:** Semi-detached
- **BEDROOMS:** 4
- **BATHROOMS:** 3
- **SIZE:** 176.3m²
- **TENURE:** Freehold
- **POSTCODE:** B95 6HE
- **EPC:** Exempt
Grade II Listed
- **LOCAL AUTHORITY:**
Stratford upon Avon
District Council
- **TAX BAND:** G
- **BROADBAND:**
Fibre Optic
- **SERVICES:** LPG gas
heating | Shared Septic
tank | Mains Electricity.





Nestled along the tranquil Pennyford Lane, The Driftway is a truly charming Grade II listed semi-detached home that effortlessly blends character, elegance, and comfort. Set on a Private No Through Road, shared by only six exclusive residences, this exceptional property offers a rare opportunity to own a slice of Warwickshire history in one of the area's most picturesque settings.

Spanning approximately 1,648 sq. ft. of beautifully arranged accommodation, The Driftway exudes warmth and sophistication from the moment you step inside. The entrance hall immediately captivates with its impressive vaulted ceiling, stone-tiled floors, and double doors leading into the principal living room—a wonderfully inviting space for relaxing or entertaining. Adjoining the living room is a cosy nook, ideal as a snug, study, or reading corner, perfectly complementing modern lifestyles. The well-appointed kitchen and dining area provide ample space for family dining and include a courtesy door that opens directly onto the attractive shared south-easterly facing gravel courtyard. A guest cloakroom completes the ground floor.

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a stylish ensuite shower room, while two further family bathrooms serve the remaining bedrooms, ensuring comfort and convenience for residents and guests alike. Each room enjoys its own distinctive outlook, with westerly views over the front lawn and gardens, and south-easterly aspects across the courtyard, bathing the home in natural light throughout the day.



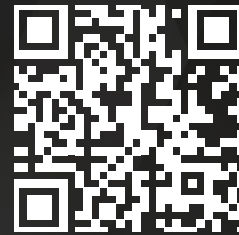
Outside, the property is surrounded by beautifully landscaped gardens—a delightful mix of mature planting, manicured lawns, and charming pathways that create a sense of peace and privacy. The approach to The Driftway has a double garage and allocated parking for at least three cars, enhancing practicality without compromising aesthetics.

Situated within Wootton Wawen, the property enjoys the best of both worlds—serene rural living within easy reach of vibrant nearby towns. The village itself offers local amenities, a primary school, and a welcoming community, while the historic market town of Henley-in-Arden is just a few minutes away, renowned for its boutique shops, restaurants, and traditional inns. The cultural hub of Stratford-upon-Avon—home to the Royal Shakespeare Theatre and a wealth of riverside attractions—is easily accessible by road or rail. For commuters, the area provides excellent transport links to the wider Midlands, with the M40, M42, and A46 motorway networks all within convenient reach, connecting to Birmingham, Warwick, Leamington Spa, and beyond.

The Driftway is more than just a home—it is a statement of timeless character and refined country living, set within one of Warwickshire's most desirable and exclusive enclaves.



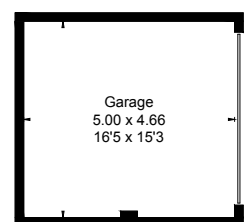
NB: There is a monthly payment of £30 (£360 per year) made to Pennyford Residents Association for a contribution towards maintenance of the septic tank, fence and drive repairs where applicable | The water meter for the neighbouring property (Old Stables) is located in the garden of The Driftway.



SCAN TO VIEW LOCATION MAP

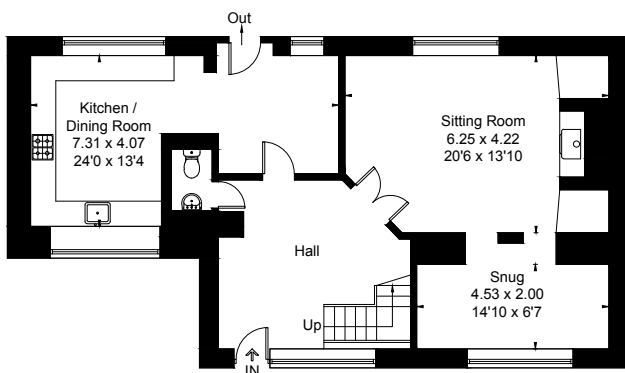
GARAGE

23.2 sq. ft (250 sq. m)

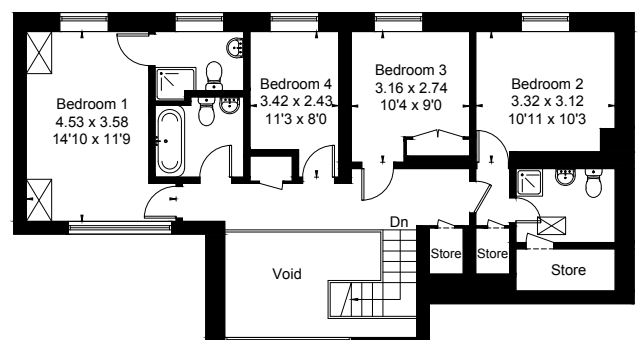


(Not Shown In Actual Location / Orientation)

GROUND FLOOR

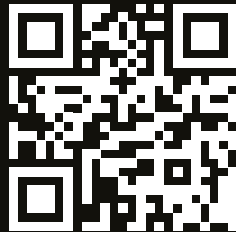


1ST FLOOR



Approximate Floor Area = 176.3 sq m / 1898 sq ft (Including Garage)

All measurements are approximate and should be used for illustrative purposes.



**SCAN OR CLICK HERE TO VIEW
OUR PROPERTY PORTFOLIO**

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering. There will be a nominal charge to each buyer for EB&P to conduct the AML checks.



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