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ESTATE AGENTS

Providence Cottage, Stratford Road
Wootton Waven, B95 6DG



Property Description

Set back from the road beyond a well-screened frontage, this individual detached home is ideally positioned between Stratford-upon-Avon and Henley-in-Arden, affording easy access to the countless amenities and attractions at hand.

Boasting an immaculate interior, the property further enjoys uninterrupted rural views to rear and requires further inspection to be fully appreciated. In brief, the accommodation comprises; An inviting entrance hall with stairs rising to the upper floor has storage under and panel doors off. The sitting room is located to rear, has double opening doors to the garden, feature fireplace and inner door to the formal dining room / second sitting room. The breakfast kitchen is well-equipped with ample storage and integrated appliances to include a fridge, freezer, dishwasher, oven, hob and extractor. There is also space and plumbing for a washing machine and a room for a breakfast table and chairs. A guest WC/Cloaks then completes the ground floor accommodation.



To the first floor, a central landing provides access to three double bedrooms and the principal bathroom. All bedrooms have fitted wardrobes, the two rear bedrooms boast amazing views, and the main bedroom has the benefit of an en-suite shower room.

Externally, there are gardens to all sides of the property, with the principal space being located to the side, having an expanse of lawn, raised terrace patio, mature planted borders and brick-built outbuilding.





A further paved terrace covers the rear and side and offers the perfect space to enjoy the view and sunny, south westerly orientation. This can also be accessed via the sitting room. There is a single attached garage with electrically operated door to front and ample parking to the fore.

Location

Wootton Waven is a popular and sought-after village, approximately 1½ miles south of the attractive market town of Henley-in-Arden with its excellent shopping, recreational activities and bus and train services. It is within easy commuting distance of Redditch, Stratford-upon-Avon, Warwick, Leamington Spa, Solihull, Birmingham City Centre and the NEC. Birmingham International Airport and Railway Station and the M42 and M40 motorways are also close by. Wootton Waven benefits from a village store and Post Office, garage, railway station, The Bulls Head Public House and Restaurant and a delightful parish church. It has an excellent rural atmosphere, yet close to superb road and railway links.





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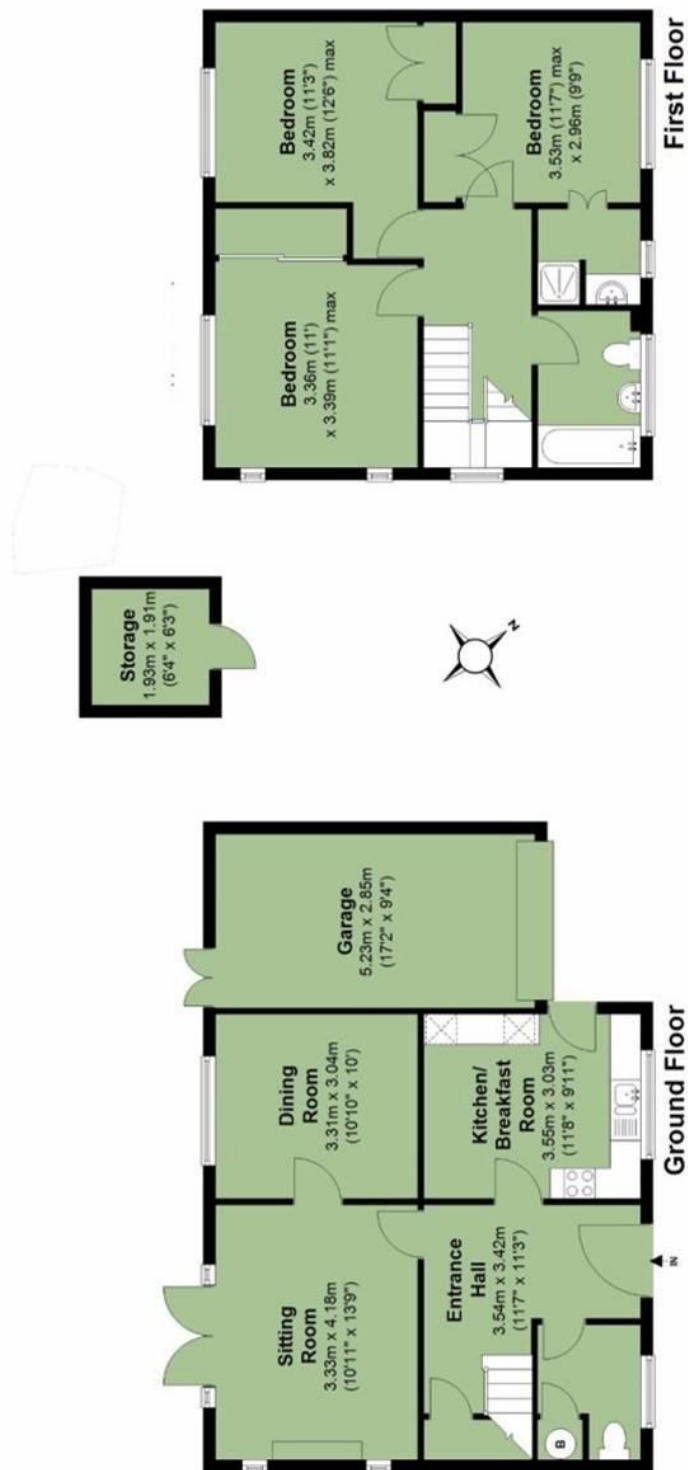
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Providence Cottage, Wootton Wawen

Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. Plan produced using Plan Up.



GENERAL INFORMATION

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.

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 particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water and electric. Private drainage and LPG fired central heating.

Local Authority: Stratford-upon-Avon District Council. Council Tax Band E.

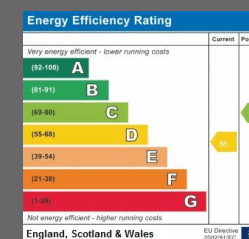
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