



# Field Farm , Pennyford Lane

Wootton Waven, B95 6EZ

Jeremy  
McGinn & Co



# Offers Over £700,000



Located in a fabulous position at Field Farm, in the highly desirable village of Wootton Wawen, this property enjoys a beautiful rural location with miles of canal-side walks just across the lane. There are excellent local amenities available within the village including school, 2 pubs, post office and village store in addition to rail services to Stratford upon Avon and Birmingham City Centre making this an ideal base from which to commute.

Snowberry Cottage comprises a brand new contemporary-style detached house, built by highly regarded local developers to exacting standards offering state of the art living space including: Impressive Double Height Reception Hall, Guest Cloakroom/WC, Laundry Room, Stunning Kitchen/Dining/Family Room, Dual Aspect Living Room, Landing, Master Bedroom with Ensuite & Juliette Balcony, 2 Further Double Bedrooms & Family Bathroom.

- \* Air Source heat pump (4 KW) with underfloor heating downstairs and radiators upstairs
- \* Photovoltaic Solar Roof Panels with battery storage
- \* Anthracite uPVC double glazing (white internally)
- \* Luxury Kitchen inc: Integrated dishwasher, fridge/freezer, 5 ring induction hob, double oven, microwave, boiling tap and quartz work surfaces with matching upstands together with bi-fold doors
- \* Media wall in living room with feature living flame effect electric fire & bi-fold doors
- \* Karndean type flooring in reception hall &





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kitchen/dining/family room

- \* Well appointed bathrooms with vanity storage & underfloor heating
- \* Large porcelain patio, turf, fencing & outside lighting
- \* Large cycle store & storage, block paved driveway with electric vehicle charging point
- \* 10 year NHBC warranty
- \* Predicted EPC Rating - C
- \* Anticipated Build Completion - Late August 2024

This is a fabulous opportunity to live in a truly rural location with the very best of modern comforts including fibre broadband available.







**Tax Band:** New Build

**Council:** Stratford upon Avon District Council

**Tenure:** Freehold

Wootton Wawen comprises a highly sought after village a mile south of Henley in Arden and boasts a strong local community with ancient Saxon Church, local store and 2 pubs.

A railway station in the village itself offers regular services to both Stratford upon Avon and Birmingham making this an ideal base from which to commute. Access to both the M40 & M42 is excellent with each being within a short drive with rail services to London in a little over an hour being available from Warwick Parkway.





# Floor Plan

