



**Mayswood Road, Wootton Wawen**  
Henley-in-Arden, B95 6AX

Jeremy  
McGinn & Co 

Available at  
Offers Over £700,000



An exceptional detached bungalow occupying a generous plot of approximately half an acre within the highly sought-after village of Wootton Wawen, offering a unique blend of contemporary design and versatile single-storey living accommodation.

Originally a traditional bungalow, the property has been comprehensively remodelled and significantly extended to create a stunning fusion of the original building's charm with the clean lines and open spaces of a modern home. The result is a stylish and comfortable home perfectly suited to modern family life, enjoying the benefits of LPG central heating and double glazing throughout.

The accommodation is entered via an enclosed porch leading into a welcoming reception hall, which also serves as a cosy snug, complete with a fitted log burner, creating an inviting focal point. Beyond lies the true heart of the home – a spectacular open-plan living, dining and kitchen space of impressive proportions. Flooded with natural light, this superb room features a comprehensive range of fitted units, integrated appliances and ample space for both entertaining and everyday living. Three sets of French doors open directly onto the gardens, creating a seamless connection between the indoor and outdoor spaces.

Complimenting the kitchen is a practical utility room together with a guest cloakroom/WC.

The bedroom accommodation is equally impressive, comprising a generous principal bedroom with en-suite bathroom, two further double bedrooms, a fourth bedroom which would also make an ideal study or home office, and a well-appointed family bathroom.





**Tax Band: D**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

To the front of the property, a substantial driveway provides ample off-road parking for numerous vehicles. However, it is the delightful rear gardens that are undoubtedly a standout feature. Extending to approximately half an acre, the mature grounds provide an attractive and private setting with extensive lawns, established planting and plenty of space for outdoor entertaining and family enjoyment.

Adding further appeal is the superb detached garden studio, fully insulated and offering exceptional versatility. Ideal as guest accommodation, a home office, gym or creative workspace, the studio incorporates a lounge/bedroom area, kitchenette and shower room, creating a self-contained space perfectly suited to a variety of uses.

This is a rare opportunity to acquire a beautifully reimagined village home offering generous accommodation, outstanding gardens and highly flexible living space in one of Warwickshire's most desirable locations.

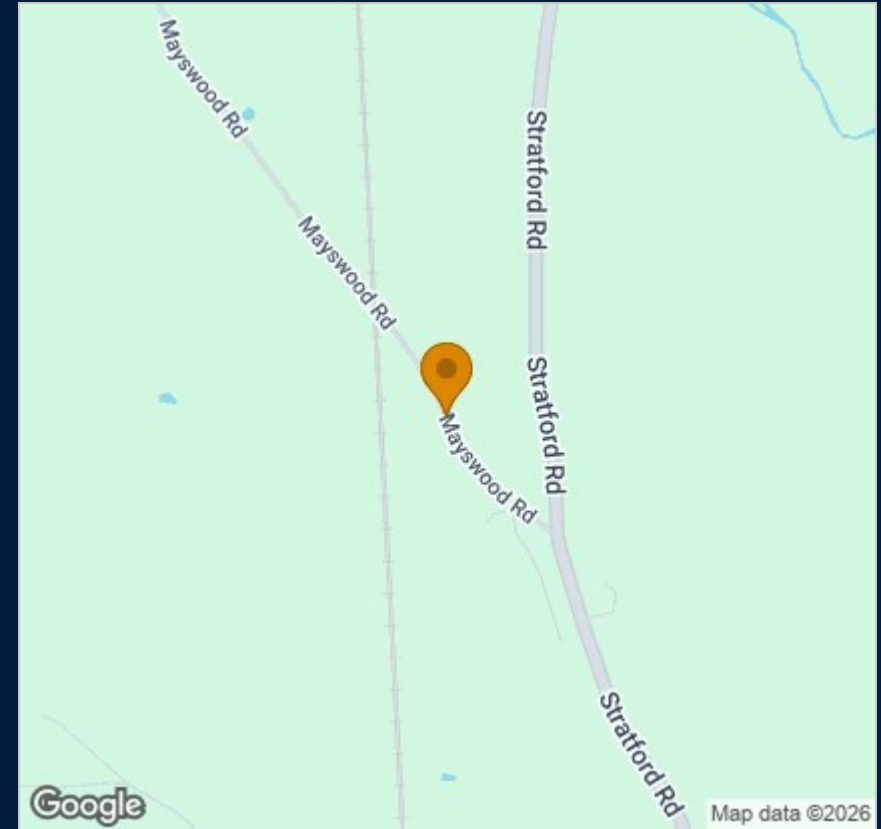
# Floor Plan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

**55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN**  
**Tel: 01789 868168 Email: stratford@jeremymcginn.com**  
**www.jeremymcginn.com**