



# School Hill, Wootton Wawen

Henley-in-Arden, B95 6BT

## Available at: Guide Price £900,000



Originally built in 1974, Hill House comprises an immaculately presented and recently renovated home, located in a simply stunning rural location, within the village of Wootton Wawen. Enjoying a quiet position down a private road, the property offers fabulous open countryside views, to both the front and rear.

Set back behind a block-paved driveway, the property is entered into a bright and spacious hallway, with the original and most impressive open teak staircase leading to the first floor and Karndean throughout the ground floor.

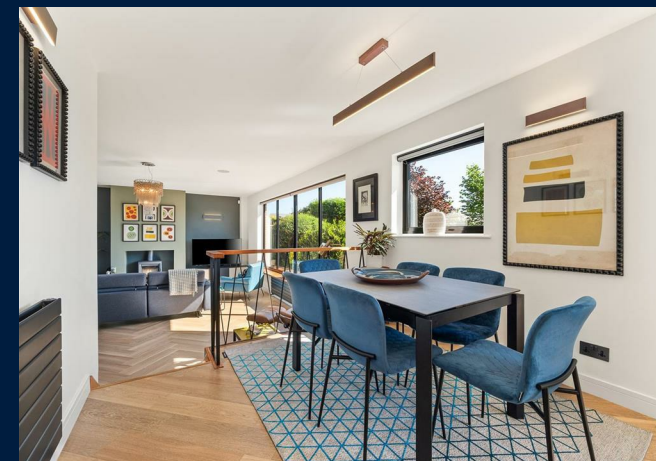
Renovated to an extremely high specification, the ultra-modern kitchen is fitted with full height handleless units, central island with pan drawers; complimented with Silestone work tops, AEG appliances include a full height fridge and freezer, oven and dual oven, plate warmer, extraction induction hob, wine cooler, dishwasher and built-in audio system. Along the back of the kitchen area, there are lovely bi-fold doors, opening out on to the decked area within the rear garden; the perfect spot to enjoy a morning coffee. Steps leading down from the dining area take you to the sunken living room; a beautiful room enjoying high ceilings and a central log burner acting as the focal point of the room, with light pouring through



the large fixed windows to the back of the house and the bi-fold doors to the front.

Rising to the first floor from the open staircase, the L-shaped landing gives access to all rooms. The generous dual-aspect principle bedroom benefits from a dressing room with fully fitted wardrobes and an immaculate four-piece en-suite. To the other end of the landing, there is a further second double bedroom with another beautifully appointed en-suite and built in wardrobes. The first floor is also home to two further well-presented bedrooms, both with built in storage and with one currently being utilised as a home office, and a further large modern family bathroom, superbly appointed with separate bath and shower.

To the front, this stunning property also benefits from an integrated double garage with electric doors, along with a low maintenance lawned area and aluminium veranda, making an ideal spot for alfresco dining or relaxing and enjoying to open views. To the rear there is an established, well maintained rear garden with well stocked borders, lawn, storage shed and access down both sides of the property.







**Tax Band: G**

**Council: Stratford District Council**

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.

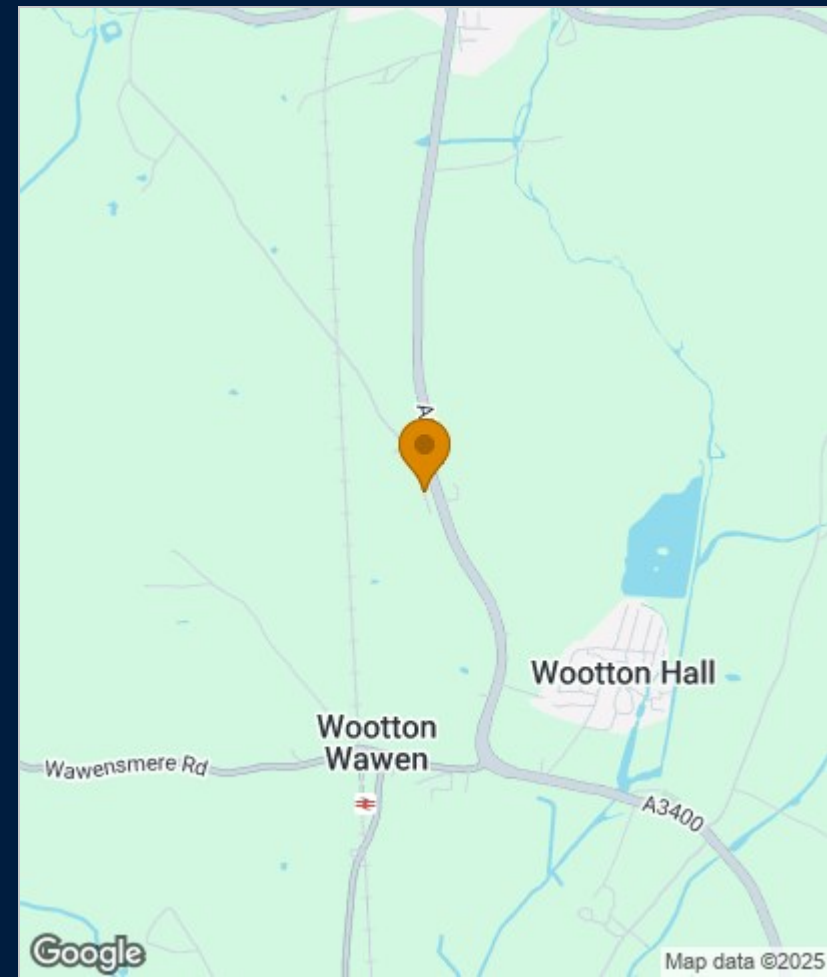
A railway station in the village itself offers regular services to both Stratford upon Avon and Birmingham making this an ideal base from which to commute.

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.



GROUND FLOOR  
1302 sq.ft. (121.0 sq.m.) approx.

1ST FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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