



**Pound Field , Wootton Wawen**  
Henley-in-Arden, B95 6AQ



Asking Price £325,000

3 1 1 D







**Tax Band: D**

**Council:** Stratford District Council

**Tenure:** Freehold

The village of Wootton Wawen has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th century parish church and a "Good" Ofsted rated C of E Primary School.

A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides direct routes to both Stratford-Upon-Avon and Birmingham Snowhill Station and Moor Street. The property is well situated for easy access to the Midland Motorway Network and lies approximately 1½ miles south of the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.



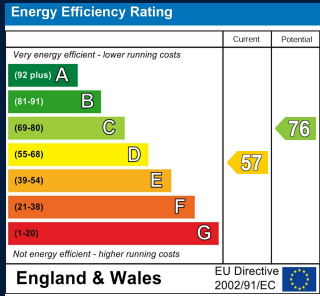
# Floor Plan



## Map



## Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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