



Stratford Road,
Wootton Waven, B95 6BE

Jeremy
McGinn & Co 

Available at
Guide Price £700,000



A chance to acquire a spacious link-detached family home in the heart of the popular village of Wootton Wawen, enjoying a desirable central position overlooking St Peters Church and Wootton Hall to the front and stunning open countryside to the rear.

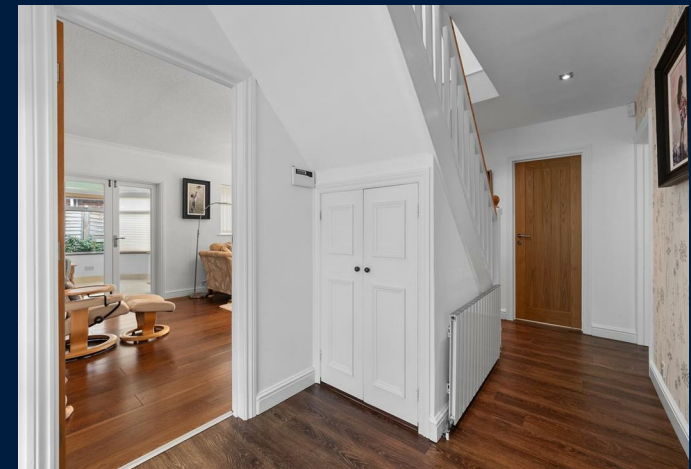
The property is approached via the lane, through double gates on to a spacious driveway providing parking for numerous vehicles.

Internally, the accommodation is immaculately presented throughout and briefly comprises; Spacious and inviting Entrance Hallway, Generous Living Room with feature fireplace and patio doors out to the rear garden, separate dual-aspect formal Dining Room, modern Kitchen Breakfast Room complete with a range of wall and base units, integrated appliances and breakfast bar, Utility Room, Conservatory and Ground Floor Shower Room.

To the first floor, the property has been historically altered from it's original layout to create a very spacious triple-aspect Principal Bedroom complete with an En-Suite Shower Room, two further Double Bedrooms, one of which benefits from fitted wardrobes and a Family Bathroom.

Outside, the landscaped rear garden is mainly laid to lawn with a sizeable patio area, planted borders and side access, overlooking beautiful open countryside.

We understand the property benefits from oil-fired central heating and uPVC double glazing.





Tax Band: F

Council: Stratford District Council

Tenure: Freehold

Money Laundering Regulations – Identification Checks

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.

Floor Plan

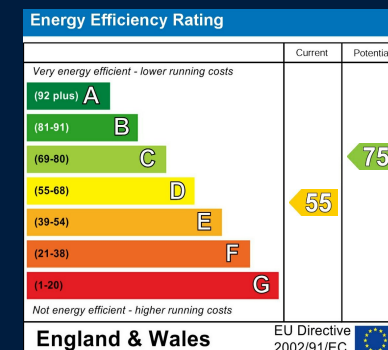


Map



Wootton Waven 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 two 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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