



**Stratford Road , Woottton Wawen**  
Henley-in-Arden, B95 6BD

Jeremy  
McGinn & Co 

# Asking Price £365,000



Offered for sale with NO ONWARD CHAIN, a most rare opportunity to acquire a delightful Grade II Listed semi-detached barn conversion, enjoying a fabulous location at Manor Farm, in the sought after village of Wootton Wawen, with its famous Saxon Church. The village offers a wealth of amenities including a post office, popular village shop, primary school, two public houses and rail services to Stratford upon Avon and Birmingham, making this an ideal base from which to commute.

The property itself comprises a semi-detached barn conversion, completed to a very high standard with every sympathy being given to maintaining the character and charm of the original building, whilst at the same time creating a unique contemporary feel. With oak framed double glazing throughout & LPG Gas, the property offers a Entrance Hallway with stairs rising to first floor, Generous Sitting Room, Fitted Kitchen Breakfast Room with integrated oven, hob, dishwasher and fridge, Ground Floor WC, two Double Bedrooms and Bathroom.

Outside, the barn occupies a fabulous plot with a private patio area and pleasant and sizeable rear garden, which is mainly laid to lawn. To the side of the property, there is parking for up to 4 cars.





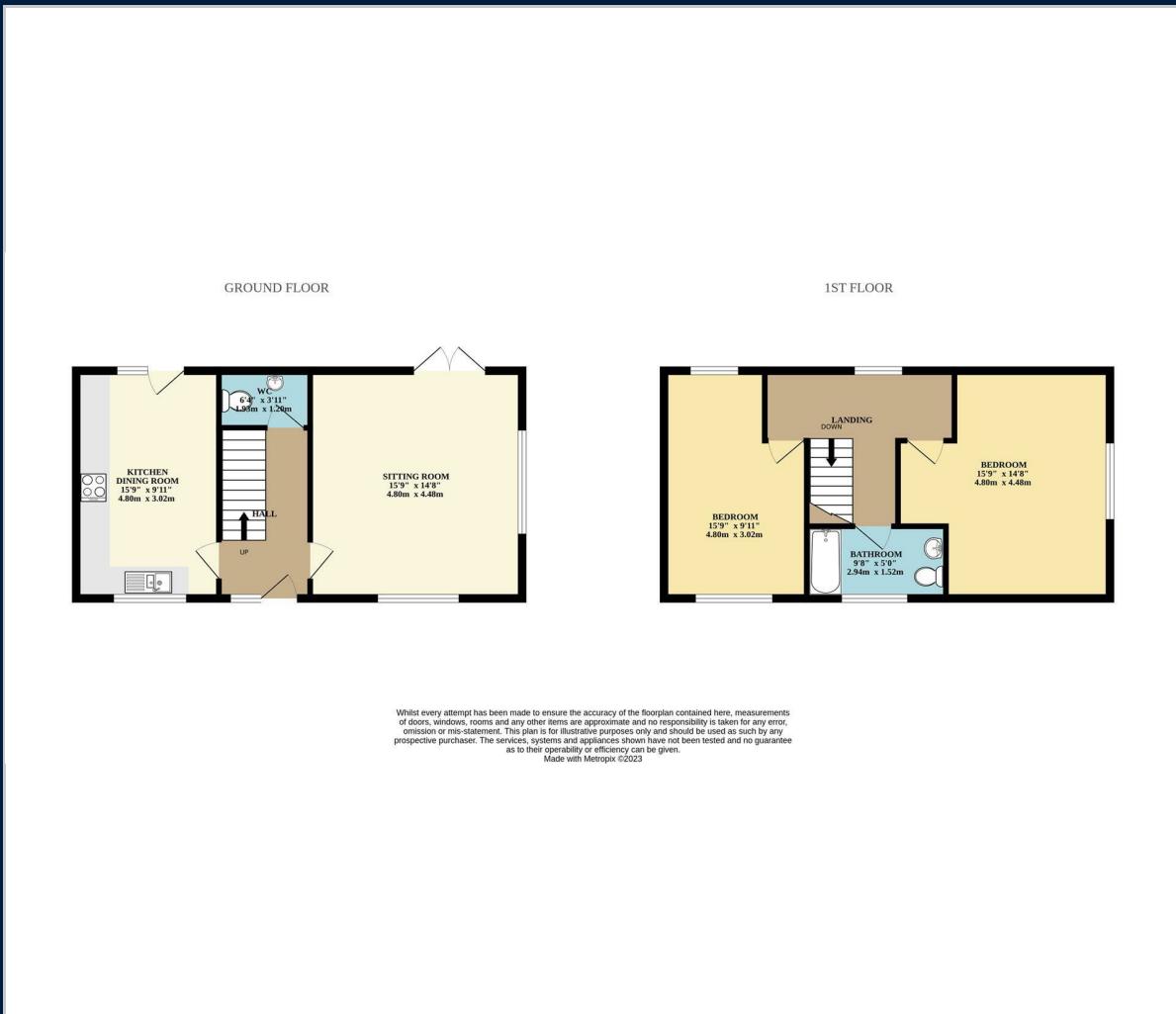
**Tax Band: D**  
**Council:** Stratford District Council  
**Tenure:** Freehold

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.



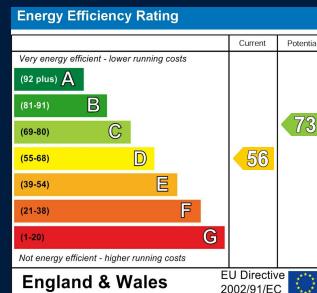
# Floor Plan



## Map



## Energy Performance



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