



**Stratford Road , Wootton Wawen**

Henley-in-Arden, B95 6AS

Jeremy  
McGinn & Co 

# Asking Price £995,000



BRAND NEW CONTEMPORARY STYLE DETACHED HOUSE - PRELIMINARY NOTICE - BIGBURY HOUSE comprises a stylish executive home (approx 200 sq m/2152 sq ft) built by well regarded local developers and is offered for sale with the benefit of a 10 year ICW construction warranty.

When visiting site the first thing one will note is the stunning view across open fields towards Wootton lake and Austy Woods and the accommodation has been designed to make the most of these views including bi-fold doors in the kitchen together with a Juliette balcony off the master bedroom.

The accommodation is laid out in such a way to create a contemporary style modern living space being well appointed throughout including under floor heating throughout the ground floor and uPVC double glazing. The open plan kitchen is comprehensively fitted including a full range of integrated appliances and there are bi-fold doors leading out onto the terrace. The stunning open plan living area has a fitted log burner and plenty of natural light flooding in from 2 sides. In addition there is a separate sitting room and useful utility room.

Upstairs there is an impressive master bedroom with fitted wardrobes ensuite together in addition to 3 further bedrooms and family bathroom. To the side of the property there is good sized garage.

Heating is delivered by way of an air source heat pump which together with coloured uPVC double glazing ensures maximum comfort and economy.

There is generous driveway to the front offering plenty of parking with a car port and gated access to both sides



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giving access to a large terrace with lots of outside dining space from which to enjoy those superb countryside views.





**Tax Band:**

**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.

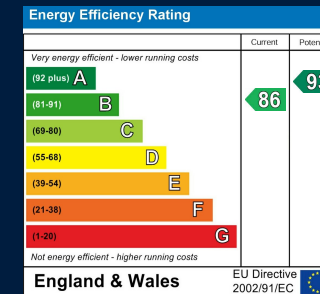
# Floor Plan



# Map



# Energy Performance



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