



Wells Cottage Alcester Road, Wootton Wawen Henley-In-Arden B95 6BG

welcome to

Wells Cottage Alcester Road, Wootton Waven Henley-In-Arden

An exclusive collection of just two individually designed four-bedroom detached homes in the sought-after village of Wootton Waven, offering stunning countryside views and high-quality finishes throughout.

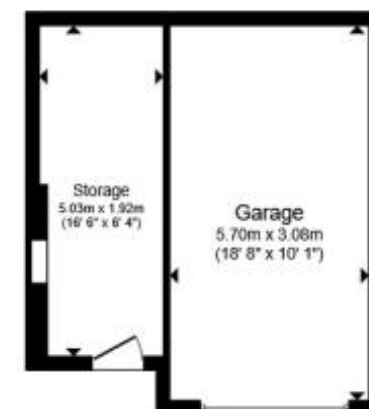




Ground Floor



First Floor



Outbuilding

Total floor area 184.5 m² (1,986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Ground Floor

A welcoming entrance hallway leads through to a beautifully appointed sitting room, where French doors open onto the private patio, creating a seamless connection between indoor and outdoor living.

To the rear of the property, the impressive open-plan kitchen, dining and family space forms the heart of the home. Designed for both everyday family life and entertaining, the kitchen features an abundance of storage, generous work surfaces and a range of high-quality integrated appliances from Smeg and NEFF.

Large bi-folding doors frame breathtaking countryside views and flood the space with natural light, creating a stunning backdrop throughout the seasons.

A separate utility room offers additional storage, worktop space and a further sink, together with a convenient downstairs WC.

The property benefits from an energy-efficient Air Source Heat Pump heating system.

First Floor

A striking staircase rises to a spacious landing enhanced by vaulted ceilings, creating a bright and airy first-floor space.

The principal bedroom offers a luxurious retreat, complete with a generous en-suite featuring both a separate bath and shower.

Bedroom two is another spacious double room enjoying uninterrupted countryside views and its own en-suite shower room.

Two further double bedrooms are served by a stylish family bathroom, providing flexible accommodation for family members, guests or home working.

Outside

The setting is both private and peaceful, with a generous patio area and landscaped garden providing the perfect place to relax and enjoy the surrounding Warwickshire countryside.

A single garage with an adjoining store room

provides excellent storage, while an electric vehicle charging point has been installed for modern convenience.

There is driveway parking for up to three vehicles.

Location

Wootton Wawen is one of Warwickshire's most desirable villages, offering an attractive blend of rural charm and everyday convenience. The village benefits from local schooling, public houses, restaurants and its own railway station, providing direct links to Stratford-upon-Avon, Birmingham and beyond.

The nearby market town of Henley-in-Arden offers a wider range of amenities, whilst the excellent road connections via the A3400 and M40 make commuting straightforward.

Services

Mains water, electricity and drainage.

Air Source Heat Pump heating system.

Agent's Note

Please note that a selection of images used within the marketing material may not be of the exact plot being advertised and may be representative of alternative plots available within the Wells Cottage development.

Some digitally dressed images have been enhanced or created using Artificial Intelligence (AI) technology to demonstrate the potential layout, scale and furnishing of certain rooms. These images are intended for illustrative purposes only and purchasers should undertake an internal inspection to satisfy themselves as to the size, layout, specification and appearance of each room.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



view this property online shipways.co.uk/Property/RDC110571



welcome to

Wells Cottage Alcester Road, Wootton Wawen Henley-In-Arden

- Move-in Ready
- Underfloor Heating
- Open Plan Family Kitchen
- 10 year Builders Warranty
- Open Countryside Views

Tenure: Freehold EPC Rating: B

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/RDC110571



Property Ref:
RDC110571 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



01527 65155



Redditch@shipways.co.uk



3 Alcester Street, REDDITCH, Worcestershire,
B98 8AE



shipways.co.uk