



**Upper Mill, Stratford Road,
Wootton Wawen, Warwickshire
B95 6BY**
Offers In The Region Of £475,000

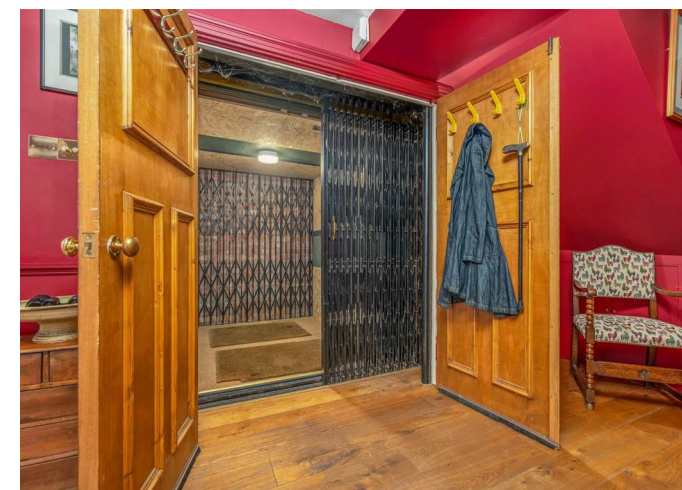
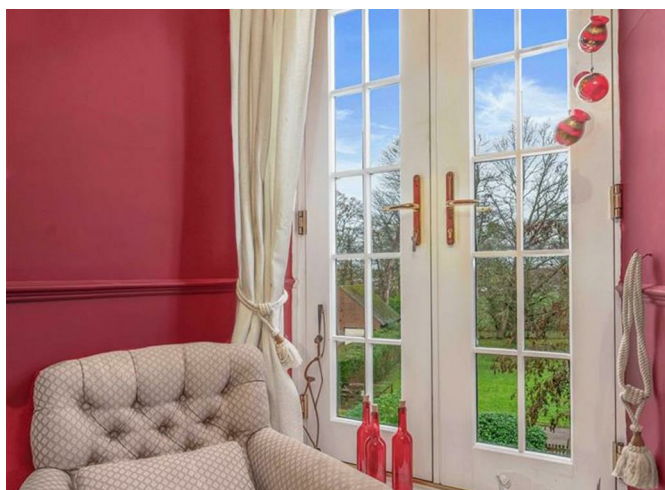
An exceptional three-bedroomed duplex apartment, situated in the heart of the highly sought-after village of Wootton Wawen. Set within the distinguished Grade II Listed Georgian building—originally a working mill dating back to 1766—this remarkable home offers approximately 1,900 sq ft of beautifully arranged accommodation spread over two floors. With a wealth of character and history, the property enjoys picturesque views over the River Alne and the rare luxury of its own private lift, which opens directly into the apartment.

The interior includes a charming dining room, breakfast kitchen, utility/pantry, two double bedrooms (including a principal bedroom with en-suite), family bathroom, and a flexible study/third bedroom with mezzanine level. The elegant living room features a log-burning stove, complemented by two further inviting sitting rooms.

Outside, the property boasts two private parking spaces, and access to a communal grassed area overlooking the river. Ideally positioned, it is just a short walk to the village shop, post office, traditional inns, and the railway station.

Offered with no upward chain, this is a truly unique opportunity to acquire a historic and characterful riverside home in a premier Warwickshire location.

The village of Wootton Wawen has a great deal to offer with an 'open all hours shop', a local post office, two excellent pubs, a Village Hall 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 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.



Access to Upper Mill is gained via a private driveway from Stratford Road, leading to a secure residents' and visitors' parking area at the rear of the historic Mill. The property itself is a generously proportioned first-floor duplex apartment, benefiting from private lift access.

A shared cobbled stone courtyard provides an attractive setting for pots and plants, while residents also enjoy the use of a communal grassed area overlooking the River Alne—an ideal spot for barbecues, picnics or a relaxed game of croquet.

Beautifully preserved and full of period charm, the Grade II listed mill traces its history back to the mid-1700s.

Approached through a timber five-bar gate, the apartment is reached via a cast-iron spiral staircase or by private lift access. A glazed timber door then opens into:—

Dining Room

17'5" x 10'2" (5.31m x 3.10m)

With french doors overlooking the River Alne and Warwickshire countryside beyond, electric radiator, elegant double doors give access to the private lift, staircase rising to the first floor, and door opening into:-

Inner Hall

With storage heater, doors to two bedrooms, bathroom and kitchen.

Breakfast Kitchen

17'5" x 11'0" (5.31m x 3.36m)

Beautifully re-fitted kitchen with a range of wall, base and drawer units with bevelled edge granite work tops over and matching up stands. Inset twin Belfast sink unit with chrome mixer tap and boiling water tap over, integrated draining grooves to worktop. Built in double oven and grill, inset 'Hotpoint' 4-ring electric hob with chrome chimney style extractor hood over, integrated 'Bosch' dishwasher, space for large 'American Style' fridge/freezer, two pull out larder units with wire rack shelving, electric kick space heater, window overlooking the River Alne and Warwickshire countryside beyond, space for a table and chairs, feature exposed timber beams and door opening into:-

Utility/Pantry

17'5" x 3'8" (5.31m x 1.14m)

With window to the rear, space and plumbing for washing machine, tumble dryer and further white goods.

Bedroom One

14'5" x 12'7" (4.40m x 3.86m)

With secondary glazed window to the front, feature exposed timber beams, fitted 4-door wardrobe, storage heater and door opening into:-

En-Suite

9'11" x 5'2" (3.03m x 1.59m)

Luxury en-suite with full height tiling to all walls, large walk in shower unit with mains fed 'Drench Head' shower over with additional hand held attachment, vanity unit with inset wash hand basin with chrome mixer tap, low level W.C with concealed cistern, bidet, ladder style heated towel rail, extractor fan, feature exposed timber beam and door opening into the airing cupboard housing the hot water tank.

Bedroom Two

10'7" x 10'7" (3.23m x 3.24m)

With secondary glazed window to the front, electric radiator and built in wall cupboard housing electricity meters.

Bathroom

3-piece white suite comprising; panelled bath with 'Triton' electric shower over, low level W.C, pedestal wash hand basin, full height tiling to all walls, extractor fan and ladder style heated towel rail.

First Floor

With turned staircase rising to the split levelled part galleried landing with feature exposed timber beams, door to large loft room, and door opening into:-

Study/Bedroom Three

10'2" x 8'11" (3.10m x 2.74m)

With pitched roof and feature exposed timber beams, skylight window, fitted 4-door wardrobe, and ladder rising to mezzanine with further window.





Lounge

This stunning lounge features a wealth of character features throughout with exposed timber beams, pitched roof, skylight windows and feature log burning stove. There is a central ceiling fan light, electric radiator and window to the front. The room then opens into a further sitting room with skylight window and feature exposed timber beams. Further opening leading through to:-

Sitting Room

Feature pitched roof with skylight windows, window to the rear overlooking the River Alne and Warwickshire countryside beyond, electric radiator and feature exposed timber beams.

Lift

Evans Lifts Ltd London & Leicester (now Otis Lifts) This spacious lift provides private access to the property with double doors opening directly into the dining room. Serviced twice a year at £175 per service.

Courtyard

A shared cobbled stone courtyard provides an attractive setting for outdoor pots and plants.

Communal Grassed area

Communal grassed area overlooking the River Alne—an ideal spot for barbecues, picnics or a relaxed game of croquet.

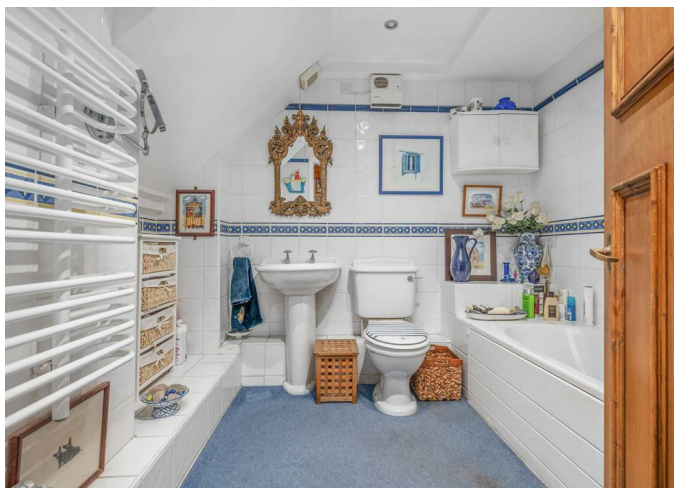
Additional Information

Services:

Mains drainage, electricity and water are connected to the property.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Vodafone and Three



being rated 'Good outdoor' coverage, and O2 being rated 'Variable outdoor' coverage.
For more information, please visit:
<https://checker.ofcom.org.uk/>.

Council Tax:
Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Tenure:

The property is leasehold with 999 years from the 24 June 2003 and vacant possession will be given upon completion of the sale.
There is no service charge or ground rent payable.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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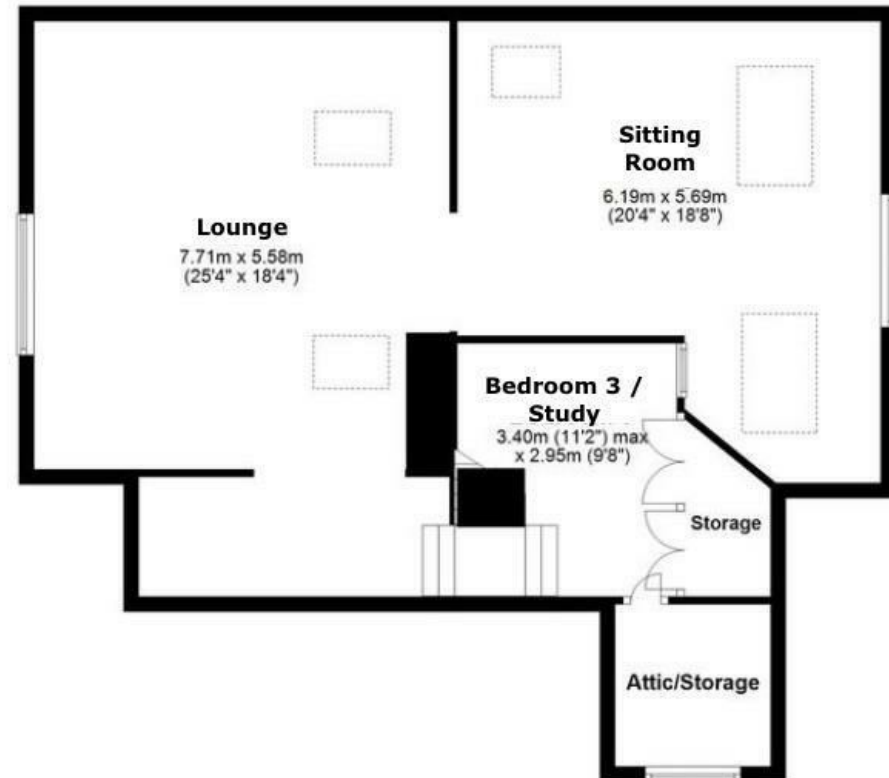
Ground Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



First Floor

Approx. 87.8 sq. metres (944.9 sq. feet)



Total area: approx. 178.1 sq. metres (1916.9 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes only.
Plan produced using PlanUp.

