



**EARLES**  
TRUSTED SINCE 1935



1 Alcester Road,  
Wootton Wawen, Warwickshire, B95 6BG  
Offers In Excess Of £700,000

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Situated in the much sought-after village of Wootton Wawen, this charming, detached cottage combines both modern and traditional styles, along with a wealth of character features such as vaulted ceilings, wooden beams and multiple fireplaces. In brief, the accommodation comprises; four bedrooms (plus potential fifth bedroom/study area), three bathrooms (including two en-suites), good-sized living room, substantial and recently modernised open plan dining/family/kitchen, utility room, and downstairs WC. It further benefits from a South/East-facing wrap-around garden, off-road parking, and potential (STPP) to build a double garage with a room over.

Wootton Wawen has a great deal to offer, with a local shop, post office, primary school, two excellent pubs, village hall, and renowned Anglo-Saxon parish church. The nearby railway station ("Wootton Wawen") provides regular trains to Stratford-upon-Avon and Birmingham City Centre. There is also a bus route that runs to Stratford-upon-Avon, Shirley and Solihull Town Centre. It is conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 5 miles and 7 miles, respectively. The village lies approximately 1.5 miles South of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, and secondary school.



The property is set back from the road and approached via a pathway with gravelled area to either side. The timber casement front door opens into:

#### Entrance Hall

11'1" x 9'10" (3.40m x 3.00m)

Beam to the ceiling, timber casement double glazed French doors leading to the front, feature Inglenook fireplace with space for log storage, and solid wood flooring. Door into:

#### Living Room

16'8" x 11'1" (5.10m x 3.40m)

Timber casement double glazed windows to the front, timber casement double glazed French doors leading to the garden, feature fireplace with inset log burning stove, and engineered wooden flooring.

#### Open Plan Kitchen/Dining/Snug

##### • Kitchen Area

16'4" x 12'1" (5.00m x 3.70m)

Timber casement double glazed windows to the side and rear, timber casement double glazed French doors leading to the garden, fitted kitchen with a range of wall, drawer and base units with marble work surfaces and matching upstands over, inset Belfast sink with chrome mixer tap over, space for a range cooker, alcove with space for an American-style fridge-freezer, integrated dishwasher, central island with built-in storage and wine rack, and solid timber flooring. Opening into:

##### • Dining Area

12'9" x 12'1" (3.90m x 3.70m)

Timber casement double glazed window to the rear, timber casement double glazed French doors leading to the garden, and solid timber flooring. Opening into:

##### • Snug Area

17'0" x 7'2" (5.20m x 2.20m)

Timber casement double glazed windows to the side rear, timber casement double glazed French doors leading to the garden, timber staircase rising to the first floor, inset log burning stove, and solid timber flooring.

#### Inner Hallway

Door to the utility room, and further door into:

#### Downstairs WC

Low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, and chrome ladder-style heated towel rail.

#### Utility Room

11'1" x 8'10" (3.40m x 2.70m)

Timber casement double glazed window to the rear, timber casement double glazed French doors leading to the garden, a range of wall and base units with work surfaces over, floor mounted oil-fired boiler, and quarry tiled flooring.

#### First Floor Landing

Door into:

#### Bedroom One

12'5" x 12'1" (restricted head height) (3.80m x 3.70m (restricted head height))

Beams to the ceiling, timber casement double glazed Velux window, further timber casement double glazed windows to the side and rear, door to spacious walk-in wardrobe, and wooden effect laminate flooring. Door into:

#### En-Suite Shower Room

Timber casement double glazed window to the rear, 3-piece suite comprising; large walk-in shower with mains fed 'rainfall' shower and separate handheld attachment over, low level WC with concealed cistern, feature vanity unit with inset wash hand basin and chrome mixer tap over, tiling to the walls, ladder-style heated towel rail, and ceramic tiled floor with underfloor heating.

#### Bedroom Two

11'1" x 10'2" (3.40m x 3.10m)

Timber casement double glazed window to the side. Door into:

#### En-Suite Shower Room

Timber casement double glazed window to the front, 3-piece suite comprising; corner shower cubicle with mains fed shower over, low level WC, wall mounted wash hand basin with chrome mixer tap over and storage below, and tiling to splashback areas.

#### Bedroom Three

10'9" x 6'6" (3.30m x 2.00m)

Hatch providing access to the loft space, and timber casement double glazed window to the rear.

#### Bedroom Four

13'1" x 10'9" (max) (4.00m x 3.30m (max))

Timber casement double glazed window to the front and side, built-in wardrobe, and wooden effect laminate flooring.

#### Bedroom Five/Study Area

11'1" x 6'6" (3.40m x 2.00m)

Partially open to the first floor landing; with timber casement double glazed Velux window.

#### Family Bathroom

8'2" x 6'2" (2.50m x 1.90m)

Timber casement double glazed Velux window, 3-piece suite comprising; roll top bath with chrome mixer tap over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to the walls, chrome ladder-style heated towel rail, and solid wood flooring.

#### Rear Garden

Mainly laid-to-lawn with a paved patio area and bound on all sides by mature hedging.

#### Parking

To the side of the property, there is a gravelled area that provides off-road parking for multiple vehicles. There is a pedestrian gateway that leads to the property via the kitchen area.

#### Additional Information

##### Services:

Mains drainage, electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located in the utility room.

##### Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>. Fibre is already connected to the house.

##### Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

##### Council Tax:

Stratford-on-Avon District Council - Band G

##### Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

##### Viewing:

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

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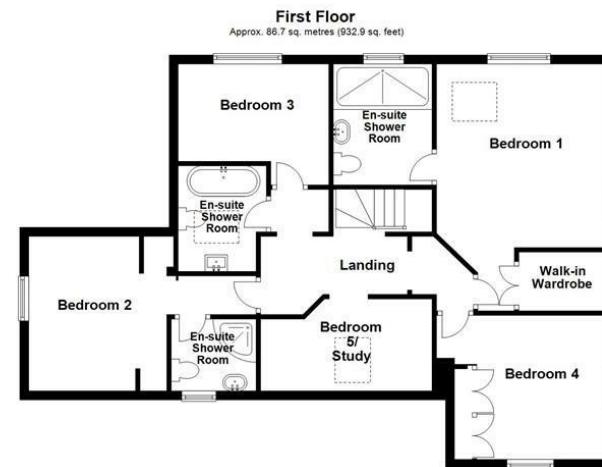






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		72	49

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



Total area: approx. 189.4 sq. metres (2038.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

