



**Willow Bank Cottage, Stratford Road,
Wootton Waven, Warwickshire, B95 6BZ**

£450,000

A beautifully presented character cottage situated in the delightful village of Wootton Wawen, with gated access to the Wootton Wawen canal behind, which offers idyllic countryside walks on your doorstep. The property has a wealth of character features throughout and boasts the perfect blend of old-world charm and modern amenities. In brief, the accommodation comprises; contemporary fitted kitchen with integrated 'Neff' appliances, utility/boot room, sitting room with beautiful Inglenook fireplace and built in window seat, second reception room (currently used as a studio but offers a variety of uses), modern conservatory with log burner stove, two double bedrooms (master with dressing room or potential for an additional bedroom), and modern fitted shower room. The property further benefits from under-floor heating to the sitting room and reception hall, off-road parking space (with additional on-road parking available on Pennyford Lane), and large South-facing wrap around garden.

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 schools.



Situated on Pennyford Lane, Willow Bank Cottage is approached via a tarmac driveway giving right of way to the parking area. A timber picket gate gives access to the cottage, with a paved foregarden and further gate leading to the rear garden. Beneath a canopy porch, a composite double glazed stable door opens into the property.

Kitchen

13'2" x 10'8" (4.03m x 3.26m)

This beautifully fitted, contemporary kitchen comprises a range of high gloss wall, base and drawer units with 'Lava Rock' Corian worktops over with matching up-stands. Natural stone tiled flooring. Inset 1/4 sink unit with integrated drainer, chrome mixer tap and instant hot water tap over. Built in eye level 'Neff' oven, grill and microwave. Integrated 'Neff' dishwasher. Inset 5-ring gas burner hob with splash back and extractor hood over. Integrated fridge/freezer. UPVC double glazed windows to the side and rear overlooking the garden, radiator, feature exposed timber beam and timber part glazed stable door opening into:-

Boot Room/Utility

10'3" x 4'7" to cupboard fronts (3.14m x 1.40m to cupboard fronts)

Space and plumbing for automatic washing machine. Base cupboards with worktops over and inset sink unit with chrome mixer tap. UPVC double glazed window to the front, radiator, fitted cloaks cupboards with hanging rail and shelving. Further storage cupboard housing the wall mounted 'Worcester' combination boiler. Natural stone tiled flooring and feature exposed timber beam.

From the kitchen, a step leads down to:-

Sitting Room

With a blend of contemporary and character features with gloss tiled flooring with underfloor heating. Feature Inglenook fireplace with inset log burner stove, exposed brick surround and timber mantle over. Two UPVC double glazed windows to the front with fitted window seat. Feature exposed timber beams.

From the sitting room, an opening leads through to:-

Study/Snug

9'11" x 9'4" (3.03m x 2.85m)

Currently used as a studio with UPVC double glazed window to the front. This versatile room offers a variety of uses such as a formal dining room, snug, an office or an additional bedroom.

From the sitting room, leads through to:-

Inner Reception Hall

12'4" x 10'10" max (3.78m x 3.32m max)

With gloss tiled floor continuing from the sitting room, with under-floor heating. Staircase rising to the first floor. UPVC double glazed window to the front. Door opening into the front porch with composite door to the front. Double doors open through to the conservatory and door opening into:-

Pantry

4'10" x 4'1" (1.49m x 1.27m)

With window to the front, work surface with matching up-stands, space and plumbing for tumble dryer and under counter freezer. Fitted shelving and wine racks. Feature exposed timber beams.

From the reception hall, double doors open into:-

Conservatory

16'2" 11'1" (4.94m 3.40m)

UPVC double glazed windows to three sides. UPVC double glazed door to the rear garden. Tiled flooring, power and lighting. T.V Aerial point and feature freestanding 'Morso' log burner stove.

First Floor

With feature exposed timber beams, doors to two bedrooms, dressing room and shower room.

Master Bedroom

11'3" x 10'11" max (3.45m x 3.35m max)

With two UPVC double glazed windows to the front and rear, radiator, feature exposed timber beams (1.76m head height to the eaves). Timber door opens into:-





Dressing Room / (Optional Bedroom Three)

10'2" x 12'7" max / 10'1" min (3.10m x 3.84m max / 3.09m min)

With UPVC double glazed window to the front and window with secondary glazing to the rear, radiator, feature exposed timber beams, (1.8m head height to the eaves), hatch giving access to the loft.

Bedroom Two

10'8" x 8'7" (3.27m x 2.62m)

With white wood flooring, feature port hole window to the side overlooking the conservatory, radiator and built in wardrobe and shelving. (1.76m head height to the eaves).

Shower Room

9'5" x 7'9" (2.89m x 2.37m)

A beautifully fitted shower room with large walk in shower unit with glazed screen and electric shower over, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C with concealed cistern. UPVC double glazed window overlooking the rear garden. Laminate flooring, feature wall tiling to splash backs, chrome ladder style heated towel rail, radiator and built in storage cupboard to the eaves.

South-Facing Wrap Around Garden

This generously sized South-facing garden wraps around the property and is split into tiered sections, comprising paved patio and lawned garden areas, with a number of mature trees and shrubs throughout. A timber gate gives access to the front of the property, and a gate to the rear gives access to beautiful walks over the Wootton Wawen canal.

Parking

A tarmac drive gives right of way to the off road parking space, with additional on road parking available on Pennyford Lane.

Additional Information

Services:

Mains drainage, electricity and water are connected to



the property. The heating is via an LPG gas 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/>.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band D

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).

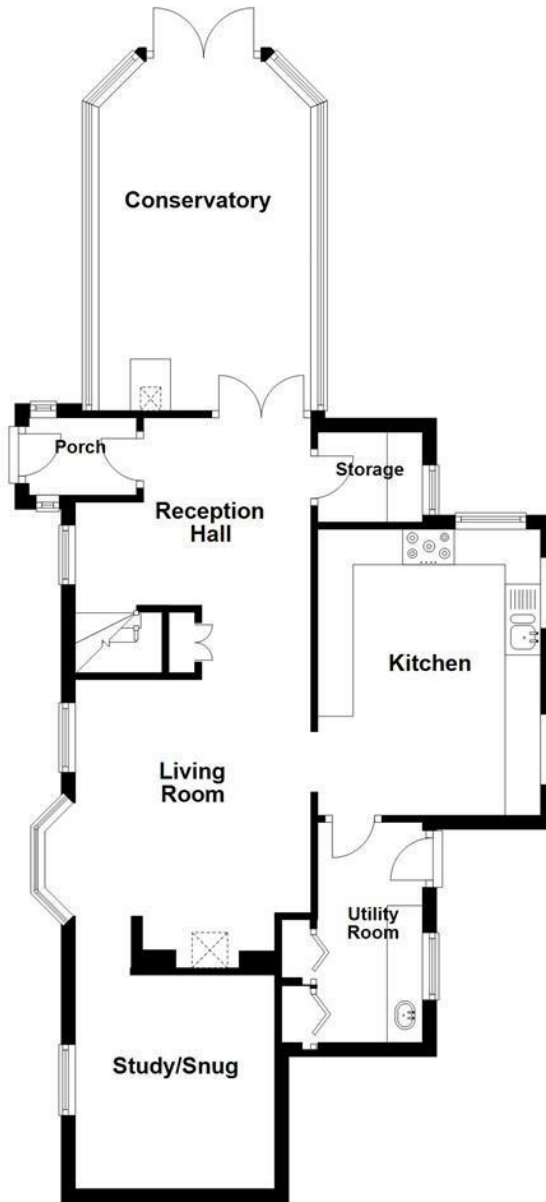
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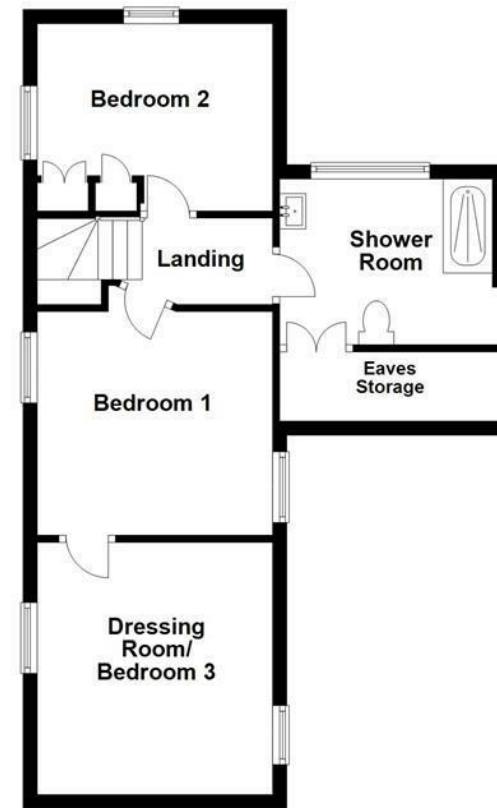
Ground Floor

Approx. 74.1 sq. metres (797.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 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.



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