



Glanville House
Alcester Road | Wootton Wawen | Warwickshire | B95 6BQ

GLANVILLE HOUSE

Tucked away on the edge of the village is Glanville House, a substantial four bedroom detached home with stunning countryside views to the front and rear. The accommodation is spacious throughout and comprises of large sitting room, conservatory, dining room, study and breakfast kitchen with utility room and on the first floor are four bedrooms, the master with en-suite and dressing room. There is a double garage and in the rear garden there is a charming garden office.



GLANVILLE
HOUSE





Spacious reception hallways gives access to; sitting room with conservatory off, dining room, study, breakfast room with utility room.

Seller Insight

“When we first viewed Glanville House back in 2001, we were immediately attracted to the location. Set on a private plot on the edge of the village, we loved the views from the front and rear of the property that looks out over miles and miles of rolling Warwickshire countryside,” recall the current owners.

“The location really is fantastic. We’re tucked away in the countryside and can walk along the canals or on the many footpaths that take us through fields and hills, yet everything we need is easily accessible, including great road and rail links. We enjoy eating out in nearby Henley-in-Arden which offers fine dining and some excellent restaurants catering for all tastes. The Kings Head gastropub in Aston Cantlow is another favourite and it’s where Shakespeare’s parents had their wedding breakfast. The local train station is only half a mile away, from where it’s just 30 minutes into the centre of Birmingham where we often visit restaurants, the theatre and shops.

“We can easily host big parties as there is plenty of space both inside and outdoors. The rooms are all large and well proportioned, and we enjoy celebrating Christmas with our family in the dining room. The garden is perfect for relaxing and entertaining as it is big enough to easily accommodate a marquee and caterers. There’s plenty of room for children to run around safely and we are treated to the sight of a huge array of wildlife, including deer that come up to edge of the garden and hares boxing in the field behind us. We often see woodpeckers, blue tits and nuthatches at the feeders, as well as buzzards soaring overhead.

“We’ve made a number of enhancements during our time here, including replacing all of the windows and the kitchen. The changes continued outside too as we added electric gates and block paved the drive which now provides parking for at least 6 vehicles (not including the double garage). We also landscaped the garden and added a summer house where I can enjoy the views all year round as I work from home.

“It’s been fabulous living here in the countryside as there’s so much to do and it’s easy to get to wherever we like,” conclude the current owners.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













A spacious landing with room to create a quiet reading area, four bedrooms, including master bedroom with dressing room and en-suite bathroom as well as a house bathroom.

















Large lawn garden to rear with shrubs and trees, garden office, double detached garage.





Location

Wootton Wawen is just 2 miles south of Henley-In-Arden and 20 miles from Birmingham.

Services

Oil central heating, gas bottles for cooking and cess pit sewerage with a bio digester.

Local authority

Warwickshire County Council

Viewing arrangements

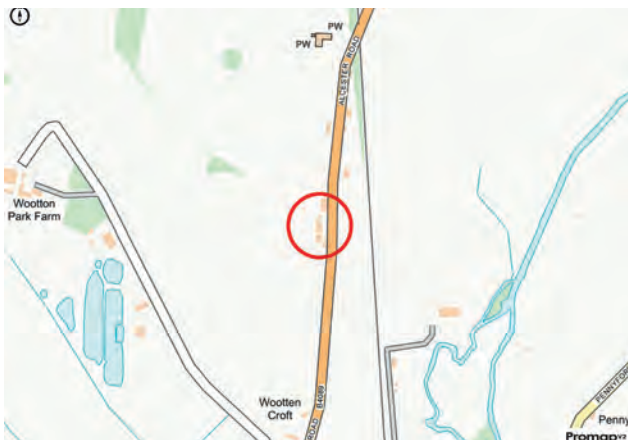
Strictly via the vendors sole agents Fine & Country on 0121 272 6800

For more information visit
fineandcountry.com/birmingham

Opening Hours:

Monday to Friday – 9.00am-5.30pm

Saturday and Sunday – by appointment only



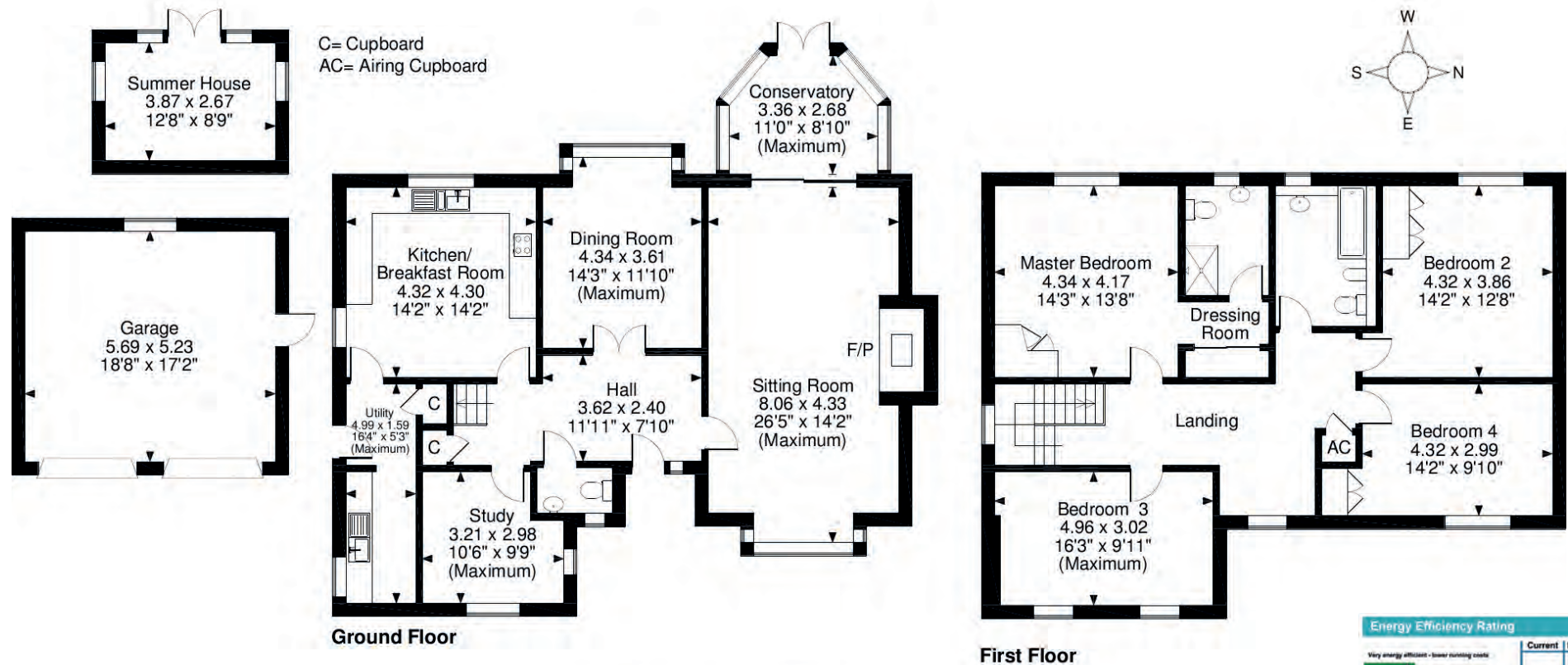
Glanville House, Alcester Road, Wootton Waven, Henley-in-Arden

Approximate Gross Internal Area

Main House = 2348 Sq Ft/218 Sq M

Garage = 320 Sq Ft/30 Sq M

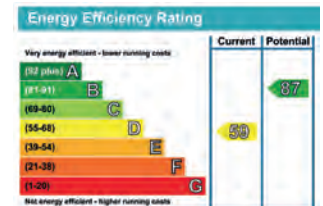
Summer House = 111 Sq Ft/10 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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DANIEL THOMAS
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With over 16 years' experience in the sales and lettings industry, Daniel brings with him a passion for estate agency and an inexorable desire to achieve the very best results for his clients.

Having helped thousands of delighted home owners to move on to their next chapter, Daniel's philosophy when it comes to the industry is honest, effective and brilliant. It also harmonises with our brand's own ethos: "We believe we can do better and it is my mission to prove it one client at a time."

YOU CAN FOLLOW DANIEL ON



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“Daniel kept me constantly informed throughout the marketing, providing feedback after every viewing, and providing regular messages updating me of conversations he had with potential buyers.

If you want an estate agent who is passionate and enthusiastic about achieving a great result for you and will work tirelessly to achieve this, then you should look no further. I would, and do recommend Daniel to anyone looking for a little more from their estate agent.”

Gail Porter

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