





GLENFIELDS

ACCOMMODATION

A most attractive and imposing home situated in a sought after location close to local amenities. We believe the property was built in the 1950's and was remodelled and refurbished in 2000. This well-proportioned family home offers bright and flexible accommodation throughout to suit modern day living. Many of the ground floor rooms open out directly onto the rear terrace making this a fabulous home to entertain and also enjoy the amazing countryside views to the rear.

Electric gates open to reveal a large expanse of driveway offering lots of space for parking several vehicles together with a detached double garage. The frontage is mainly shielded from the road with the help of high hedging mature foliage.

The grand and uniquely designed welcoming entrance hall has all of the downstairs accommodation radiating off, including a useful boot room and downstairs WC, and has views of the galleried landing above. The spacious dual-aspect formal dining room has a beautiful feature fireplace and with doors opening onto the rear terrace, however, this room does lend itself to also be used as a living room if required.

The family-friendly, open-plan breakfast kitchen and snug is certainly the heart of this superb home, beautifully fitted with bespoke eye and base level units and display cabinetry, integrated appliances, and useful kitchen island again with lots of storage beneath. The informal dining area gives stunning views over the rear garden and countryside views beyond. A step down takes you into a lounge/snug area with a feature fireplace and patio doors leading out onto the rear terrace. Adjoining the kitchen is a useful utility/laundry room.





For those needing to work from home, there is a beautifully fitted study/office with doors opening into the garden, and for the children of the family, there is a splendid playroom again with doors opening straight into the garden.

The first-floor accommodation is both bright and airy with the main bedroom having the benefit of a fabulous dressing room, large en suite bathroom, and private balcony. Four further bedrooms some of which have built-in wardrobes, Juliet shower room, a further balcony to bedroom two and family bathroom.

OUTSIDE

The Easterly facing rear garden offers fabulous views of the surrounding countryside and makes an ideal and safe place for children to play as well as adult entertaining and al fresco dining during the warmer months. With a terrace that runs the full width of the property and with side access to the front driveway, brick built pizza oven, formal lawned area, mature flower beds and herbaceous plants and tree borders, pretty summer house and superb water fountain.



LOCATION Wootton Wawen, Henley in Arden

'Glenfields' is conveniently located between the sought after town of Henley in Arden and the village of Wootton Wawen which has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th-century parish church and a sought after 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 direct routes to both Stratford-Upon Avon and Birmingham Snowhill Station and Moor Street. Our property is situated only a short drive away from the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. OIL CENTRAL HEATING with some LPG gas for fireplace and cooker.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





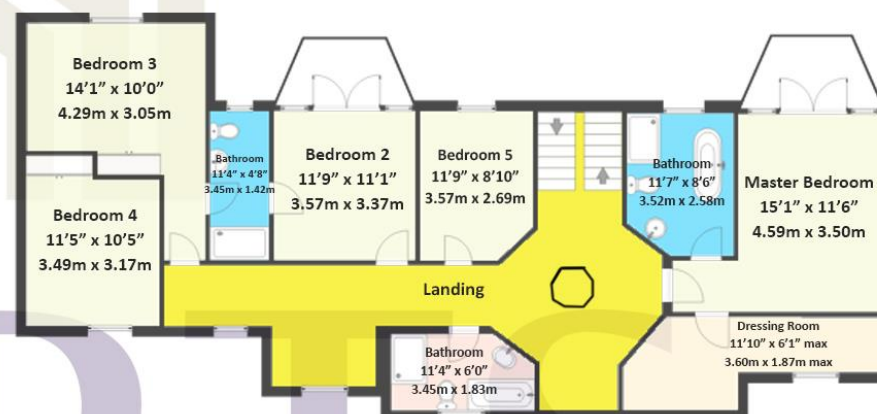


Total Living Area 302.5 square metres / 3256 square feet (excluding garage)

Ground Floor



First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

