





Bigbury House

Bigbury House is brand new contemporary detached house offering approximately 200 sq m (2152 sq ft) of modern, thoughtfully designed living space. Built by a reputable local developer, this stylish residence benefits from a ICW construction warranty, combining quality, comfort, and peace of mind. Situated in the charming village of Wootton Wawen, the property boasts beautiful countryside views, spacious accommodation, and exceptional energy efficiency thanks to an air source heat pump and underfloor heating on the ground floor.

Wootton Wawen is a delightful historic village, steeped in character and surrounded by stunning Warwickshire countryside. Known for its picturesque landscapes, the village offers excellent local amenities including shops, traditional pubs, and schools, making it ideal for families and professionals alike. Additionally, the area benefits from good road and rail links, ensuring easy access to nearby towns and cities while maintaining a tranquil village lifestyle.

Upon entering Bigbury House, through the hallway, doors lead through to the ground floor accommodation. The heart of the home is a spectacular open plan fully fitted kitchen, sitting, and dining room, designed to be the social hub of the house. This space is flooded with natural light, courtesy of two sets of bifold doors that open out to the rear garden — perfect for entertaining or simply enjoying the expansive outdoor views. The kitchen is fitted modern appliances, providing a superb culinary environment.

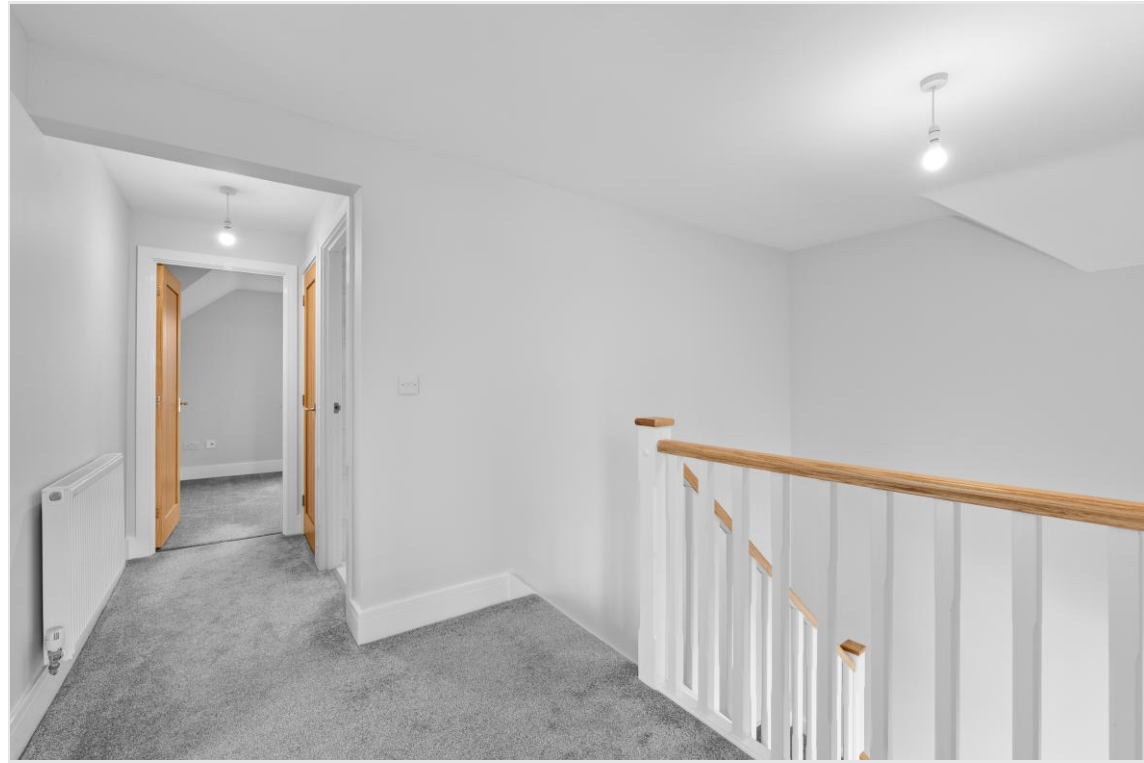
Adjacent to the main living area is a snug room, ideal as a cozy retreat for relaxation or a quiet home office. There is also a separate cloakroom and a utility room, adding practical extra storage and functionality to the ground floor layout. Underfloor heating ensures warmth and comfort throughout these areas, powered efficiently by an environmentally friendly air source heat pump system.

Upstairs, the spacious main bedroom benefits from built-in wardrobes and a private ensuite shower room. Three further bedrooms share the stylish family bathroom, all designed with comfort and style in mind. Each bedroom enjoys lovely countryside views, allowing you to wake up to tranquil, natural surroundings every day.

The exterior of the property is equally impressive, with parking for several cars and a double garage providing ample space for vehicle storage. The rear garden extends across a sizable plot, creating a wonderful outdoor space suitable ideal for soaking up the stunning rural views.

Bigbury House represents a rare opportunity to acquire a brand new, contemporary detached home in a superb rural setting. With its generous proportions, quality build, and thoughtful features combined with spectacular countryside views, this property offers an exceptional lifestyle for those seeking comfort, style, and tranquility in Wootton Wawen





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. Heating is provided by an Air Source Heat Pump with underfloor heating to the ground floor. However, this must be checked by your solicitor before the exchange of contracts.

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:

TBC



Energy Performance Rating: B

Viewings: 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

Money Laundering Regulations

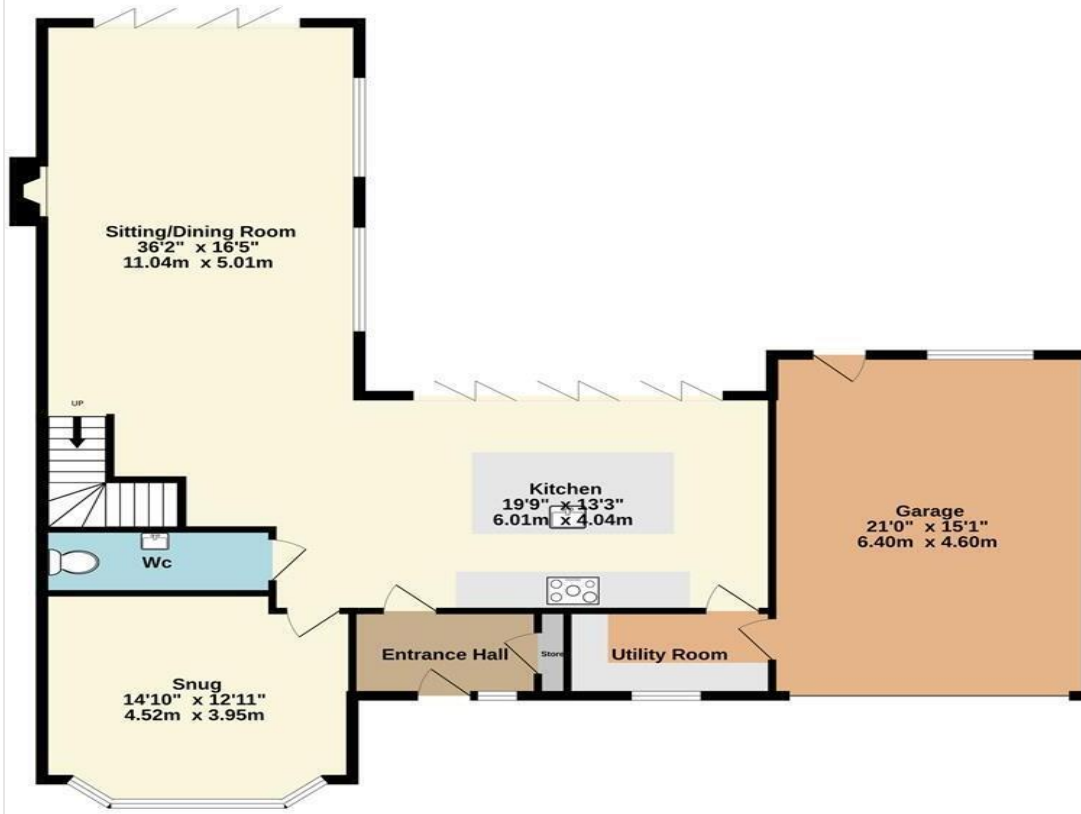
Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee