





Discover the charm of this beautifully presented two-bedroom semi-detached home, quietly positioned down a peaceful lane in the highly sought-after village of Wootton Wawen. This delightful residence offers generously proportioned living spaces, combining country style and modern convenience, set within approximately one-third of an acre of mature, private gardens. The property boasts potential for extension (subject to planning permission) and enjoys access to lovely canal-side walks providing a tranquil countryside setting that perfectly complements comfortable family living.

Wootton Wawen is a picturesque village renowned for its quintessential English village atmosphere, an historic church, local Inn, a welcoming community, and scenic countryside walks. Residents benefit from excellent local amenities in nearby Henley in Arden with its pubs, shops, and schools, while the nearby Stratford-upon-Avon and Warwick offer further leisure and shopping opportunities. The location also presents easy access to the canal, ideal for those who enjoy peaceful waterside strolls and outdoor pursuits.

Step inside the home to find a warm and inviting reception room, thoughtfully designed with a feature woodburning stove that creates a cosy focal point on chilly evenings. The room's well-proportioned layout allows for comfortable seating and relaxed entertaining. Adjacent to this is a country-style breakfast kitchen fitted with high-quality Bosch appliances, perfectly blending functionality with charm and providing ample space for casual dining and food preparation.

A side conservatory offers pleasant views across both the front and rear gardens, flooding the space with natural light and creating a peaceful spot to unwind throughout the day. The conservatory seamlessly links the indoor and outdoor areas, enhancing the home's open and airy feel.





Downstairs, a fabulous boot room and laundry area with utility facilities provides practical everyday convenience, alongside a handy cloakroom to accommodate guests. The property also benefits from brick-built outbuildings, ideal for storage, useful workshop or flexible use, complementing the spacious outdoor environment.

Upstairs, two generously sized double bedrooms provide restful retreats, both benefiting from the peaceful location with shared use of a modern family bathroom completes the accommodation, finished with contemporary fixtures and fittings that offer both comfort and style.

The real highlight of this charming home lies outdoors, set within approximately one-third of an acre of exquisite mature gardens extending to the rear where the property backs directly onto the canal and benefits from an extra large patio seating area as well as private little spaces to enjoy peaceful moments. This enchanting private garden space is an idyllic haven for nature lovers, gardeners, growers, or anyone seeking a tranquil retreat where the natural beauty of the countryside can be appreciated at leisure.

This discreetly positioned semi-detached house represents a rare opportunity to secure a delightful family home in this highly regarded village location. Early viewing is strongly recommended to fully appreciate the lifestyle on offer and the potential this property presents.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. Service charges and ground rent

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. There is electric heating connected to this property.

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 D

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

VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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.









Internal Living Area 1,138 square feet / 105.76 square metres

EPC to follow

Ground Floor

First Floor



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