



Pound Field, Wootton Wawen, Henley-in-arden, B95 6AQ

Guide Price £325,000

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Pound Field, Wootton Wawen, Henley-in-arden, B95 6AQ

Situated in a sought after village location within walking distance to all the local amenities including the popular Bulls Head restaurant. South facing garden, Three bedrooms, shower room, through lounge/ dining room, guest WC, kitchen, garden room, two car driveway, rear garage & workshop.

Wootton Wawen is a popular and sought after village approximately 1½ miles south of the attractive market town of Henley in Arden with its excellent shopping, recreational and bus and train services, and is within easy commuting distance of Stratford upon Avon, Warwick, Leamington Spa, Solihull Birmingham City Centre, the National Exhibition Centre, Birmingham International Airport and Railway Station and the M42 and M40 motorways. Wootton Wawen has an active community, there is a village store and Post Office, passenger railway station, very popular 'Bulls Head' Public House and Restaurant and historic parish church and C of E primary school which are all within a short stroll from the property.

The property is set back from the road with a lovely open view to the front with specimen trees a block paved driveway with parking for two vehicles. Flower and shrubbery garden, double glazed door with side window leading to;

PORCH

Part glazed door leading to;

ENTRANCE HALL

Stairs leading to the first floor, night storage heater and doors leading off:





GUEST WC

Tiled splash backs, 'Sani Flow System' W.C, wash hand basin with chrome mixer tap, double glazed window to the front and extractor fan.

THROUGH LOUNGE/ DINING ROOM

UPVC double glazed leaded light bay window to the front and coving, night storage heater, coving and double glazed sliding door opening into

GARDEN ROOM

Two double glazed skylight windows to the roof, two double glazed sliding doors to the rear garden, night storage heaters.

KITCHEN

A range of wall, base and draw units with roll top work surfaces, integrated fridge freezer, space for a electric cooker with extractor hood over. Space and plumbing for washing machine, inset stainless steel sink unit with mixer tap, tiled splash backs, storage cupboard housing the electric fuse board and UPVC double glazed sliding door opening into the garden room.

FIRST FLOOR

Hatch giving access to the loft, radiator and doors to three bedrooms and shower room.

BEDROOM ONE

Double glazed leaded light window to the front overlooking the village green opposite with a number of specimen trees.



BEDROOM TWO

Double glazed window to the rear overlooking rear garden and fields beyond.

BEDROOM THREE

Double glazed leaded light window to the front and fitted storage cupboard.

SHOWER ROOM

Oversized walk in shower unit with 'Triton T80 GSI' electric shower over. Obscure double glazed window to the rear, chrome ladder style heated towel rail, low level W.C, pedestal wash hand basin with mixer tap, tiled splash backs, airing cupboard housing hot water cylinder and shelving.

SOUTH FACING REAR GARDEN

Enjoying a private, south facing aspect. A low maintenance garden being mainly paved with a gravelled area, mature shrubs and evergreens, external lighting and outside power point, garden shed and a door into;

GARAGE & WORKSHOP

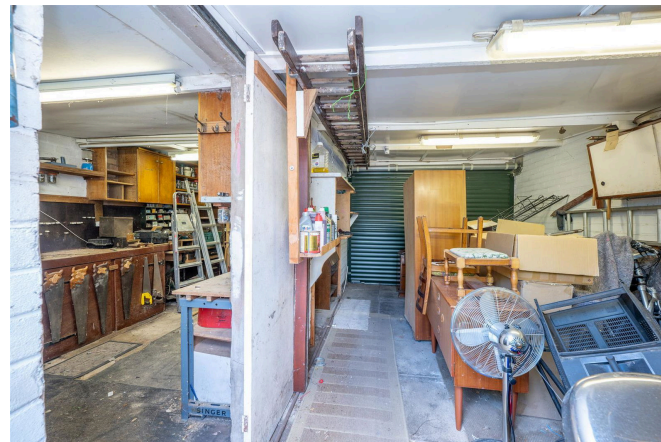
Brick construction, electric up & over garage door, power and lighting throughout. Fitted work bench, window to the garden. The garage access is via The Dale.

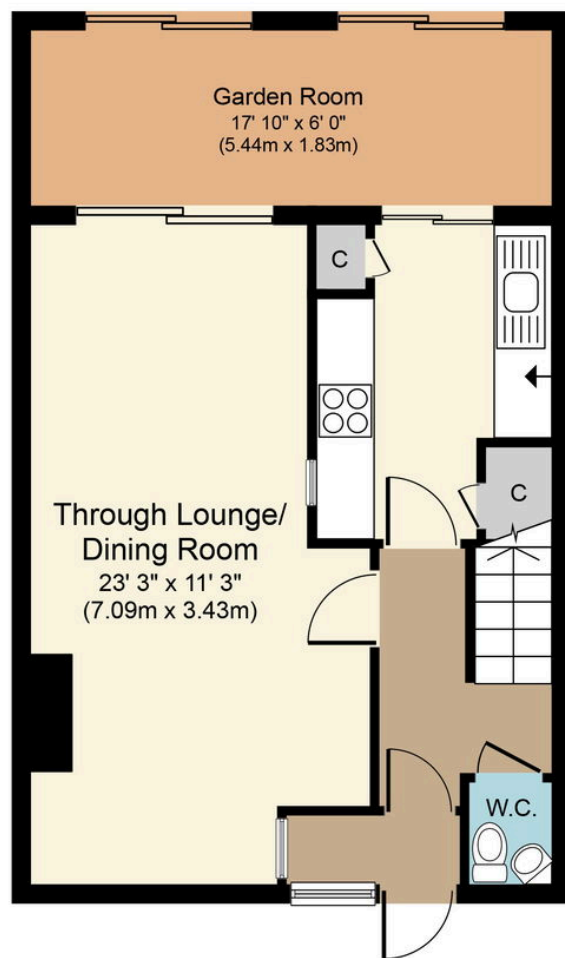
TENURE

The property is Freehold.

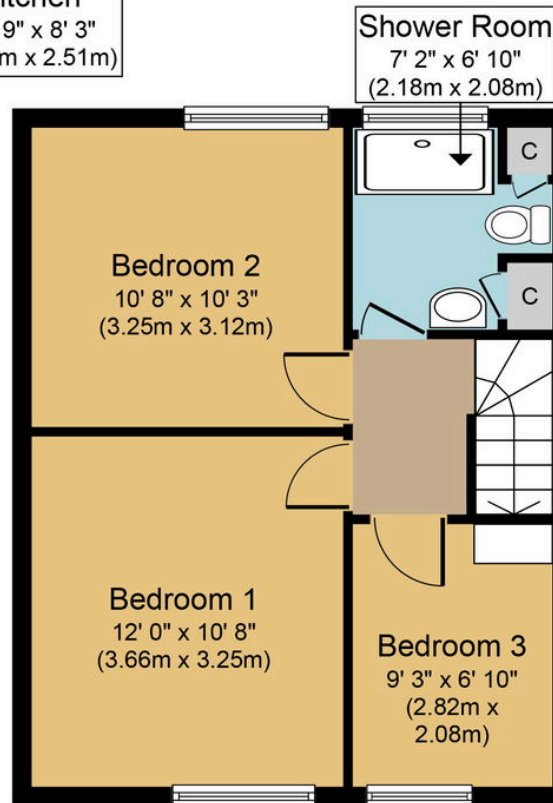
COUNCIL TAX

Stratford-upon-Avon District Council - Band D

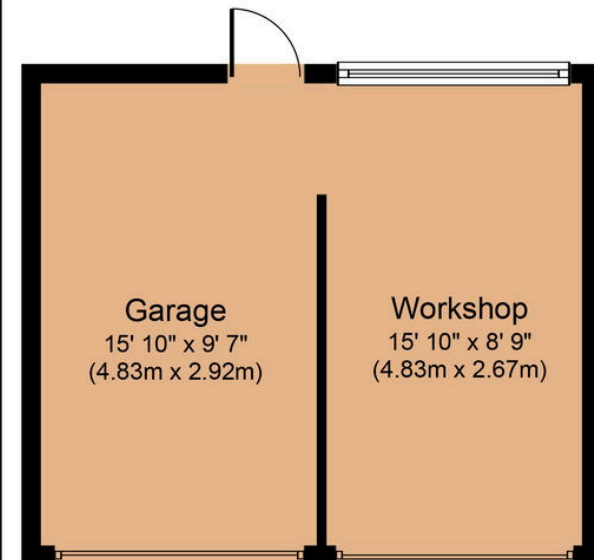




Ground Floor
Approximate Floor Area
521 sq. ft.
(48.4 sq. m.)



First Floor
Approximate Floor Area
402 sq. ft.
(37.4 sq. m.)



Garage
Approximate Floor Area
293 sq. ft.
(27.3 sq. m.)

Approx. Gross Internal Floor Area 1,217 sq. ft. (113.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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