



Wooton Rise, Wooton Wawen

£498,500

Hawkins & Patterson
ESTATE AGENTS



Solihull 0121 705 1515
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

Wooton Rise, Wooton Wawen

Discreetly extended, well presented, 3 double bedroom family home providing generous living space in this sought after village. The School, Railway Station, shop & pub are all only a few minutes walk away. As is glorious countryside.

APPROACH

Gravelled forecourt parking.

PORCH

Upvc front door. The entire house has Upvc double glazed windows. Wood laminate flooring. Half glazed inner door into,

RECEPTION HALL

With staircase off to one side. Solid Oak flooring which extends throughout the ground floor.

GUESTS WC

Windows on two sides. Dual flush Wc. One piece wash basin over twin drawer storage.

LOUNGE

Entered via Oak sliding Ranch style door. This wide, light room has a picture window at the front plus French doors & side screens at the back opening on to the patio. Chimney breast with recessed wood burning stove standing on a polished tiled hearth. Open plan walk through into,





DINING KITCHEN

An "L" shaped room with a divide provide by large Corian dining worktop with space for seating below and cupboards.

The beautifully re-fitted kitchen in cream laminate has a full range of base cupboards & drawers under grey Oak effect laminate worktops. Brown acrylic sink & drainer below picture window. AEG four ring induction hob with glass splashback. Stainless steel & glass cooker hood above with lighting. AEG twin ovens plus matching microwave above. Integrated slimline dishwasher & under top fridge. Pull out pantry. Two roller door three quarter cupboards. Five wall cupboards. Under stair pantry with obscure glazed side window. Further window & door into,

UTILITY ROOM

With doors front & rear. Plumbing for a washing machine. Ample space for further appliances. New floor standing Grant oil fired boiler. Power & lighting.



ON THE FIRST FLOOR

LANDING

The large side window. loft access. Rooms, in order,

BEDROOM ONE (rear)

A very generous room with French door with Juliette balcony.

BEDROOM TWO (rear)

Wide picture window.



BEDROOM THREE (front)

The final double bedroom with Beech laminate flooring.

LUXURY FAMILY BATHROOM

Distressed white Oak laminate flooring. this fully tiled room has bath, wash basin & WC. Corner enclosed shower cubicle with rain head, full height body jets & seating. Chrome towel rail. Obscure glazed front window.

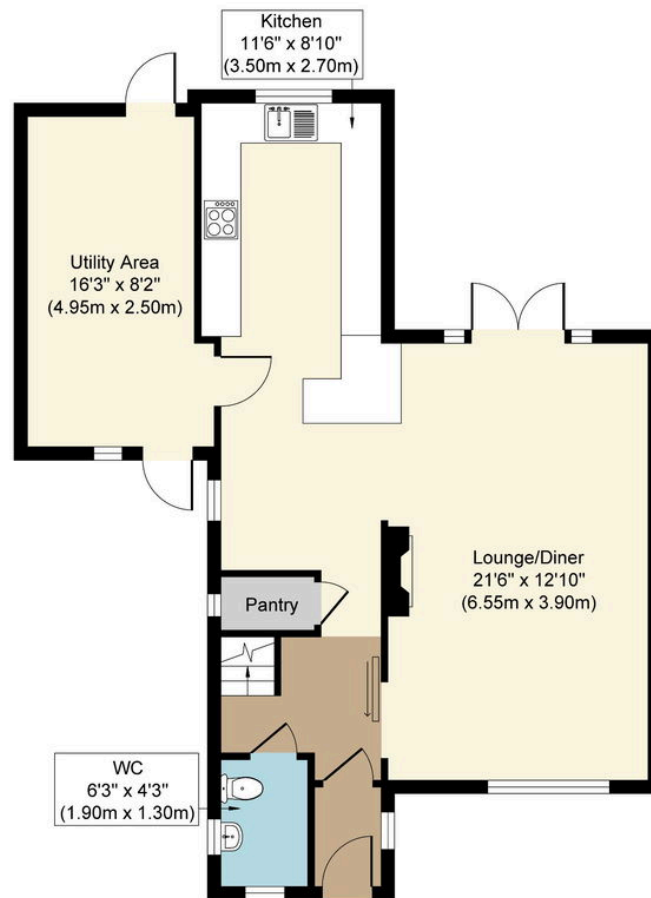
OUTSIDE

GARDEN

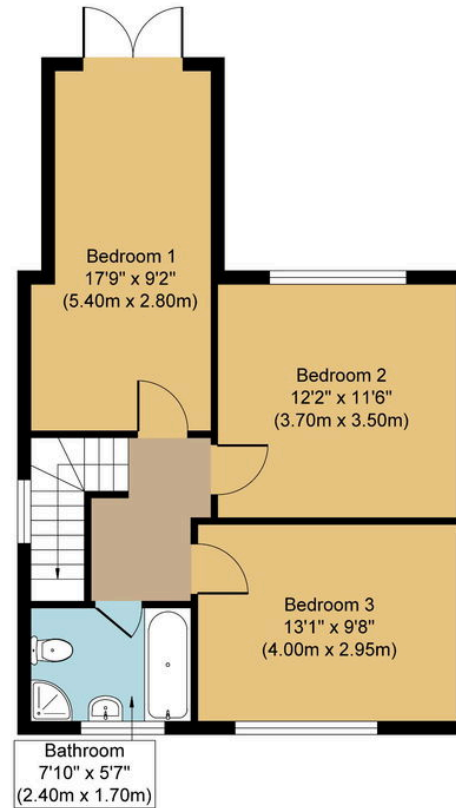
Fully enclosed. Adjoining the house is an "L" shaped patio edged with railway sleepers & steps up to the lawn. Oil tank. Cold water tap.

Wootton Waven 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 Waven 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.





Ground Floor
Approximate Floor Area
 740 sq. ft
 (68.79 sq. m)



First Floor
Approximate Floor Area
 532 sq. ft
 (49.41 sq. m)

Approx. Gross Internal Floor Area 1,272 sq. ft. (118.20 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.

Copyright V360 Ltd 2025 | www.houseviz.com