



Mayswood Road, Wootton Wawen, Henley-in-arden, B95 6AT
£550,000

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Wootton Wawen is an interesting and historic village containing many period properties. With an active community with a post office/general store, parish church and public house. There is a greater range of shopping and recreational facilities in Henley-in-Arden and Stratford-upon-Avon, which, with the Royal Shakespeare Theatre, forms the region's cultural centre.

Intercity trains run from Warwick Parkway to London Marylebone, and Birmingham International Airport is about 15 miles away. There is a commuter train service to Birmingham city centre from Wootton Wawen station and to Stratford upon Avon in the other direction.

There is a range of state, grammar and private schools in the area to suit most requirements. Local race courses include Warwick and Stratford-upon-Avon, and there are golf courses at Bearley, Stratford-upon-Avon and Leek Wootton.

The property is set back from the road behind a good sized foregarden with laid lawn, flowers beds, gravelled driveway and access is gained via a double glazed entrance door leading to;

ENTRANCE HALL

Stairs off to the first floor, trip switch consumer unit and doors to;

SPACIOUS LIVING ROOM

Stone fireplace with open fire, double glazed window to front, radiator, door to kitchen and;

GARDEN ROOM

Polycarbonate roof, windows to sides and rear, French doors to the patio.

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DINING ROOM

Double glazed window to front, radiator and door to;

KITCHEN/ BREAKFAST ROOM

Fitted base, wall and drawer units, roll top work surfaces, sink drainer unit, plumbing for dishwasher, cooker, understairs pantry cupboard and window and door to;

UTILITY ROOM

Floor standing Worcester Bosch oil fired boiler, plumbing for washing machine, double glazed velux sky light, double glazed window and door to the garden, door to;

SHOWER ROOM/ WET ROOM

With open shower area having electric shower, fold out screens, WC, pedestal wash basin, ceramic tiled walls, radiator, electric heater and frosted double glazed window to rear.

FIRST FLOOR LANDING

Loft hatch, radiator and doors to;

BEDROOM ONE

Double glazed window to front, cupboard over stairs, fitted wardrobe and radiator.





BEDROOM TWO

Double glazed window to rear, radiator and good size cupboard.

BEDROOM THREE

Double glazed window to rear, radiator.

BEDROOM FOUR

Double glazed window to front, radiator.

BATHROOM

Frosted double glazed window to rear, ceramic tiled wall, white suite of WC, pedestal wash basin, panelled bath and electric shower over.

GARAGE

Up and over door, light and power, door and window to rear garden.

REAR GARDEN

Paved patio area, wide gated side passage. Laid lawn, flower beds, outhouse, Oil tank, fencing to sides. The rear section of the garden has two greenhouses, vegetable patches and fenced boundary.



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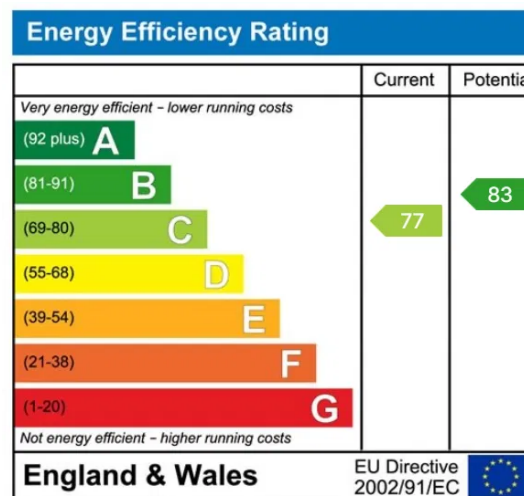


Wootton Wawen, in Warwickshire, takes its name from “Wootton” (settlement by a wood) and “Wawen,” after the Saxon lord Wagen. The village has very early origins: around 723–737 AD, King Æthelbald of Mercia granted land here for a minster church, making St Peter’s one of the oldest churches in the county, with surviving Anglo-Saxon fabric.

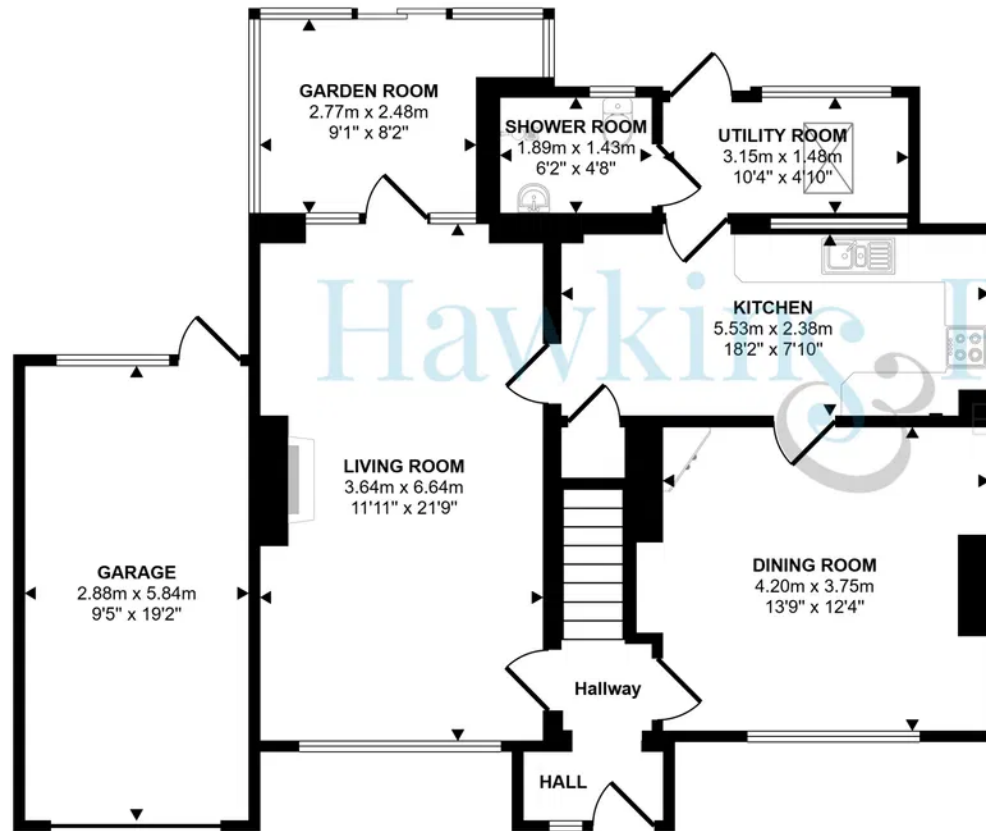
By the time of the Domesday Book (1086), Wootton was a sizeable estate with mills, woodland, and farmland. After the Norman Conquest, it was granted to the Abbey of Conches in Normandy, becoming the site of a small Benedictine priory. Through the medieval period, Wootton remained an important parish, though parts of the village later shrank or shifted.

In the post-medieval era, Wootton developed around farming, milling, and later industry. The grand Wootton Hall was built in 1687 and still stands today. Transport shaped the village: the Stratford Canal (1816) brought trade and its cast-iron aqueduct remains a landmark; the railway followed in 1908.

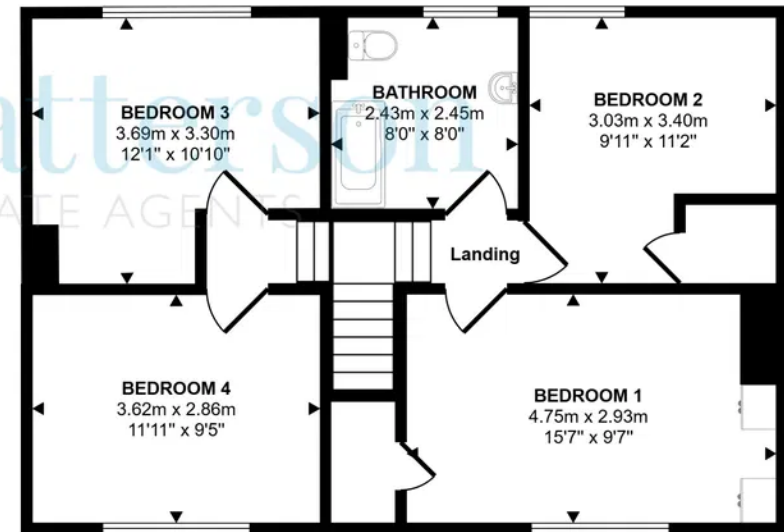
Today, Wootton Wawen is a conservation village known for its ancient church, timber-framed houses, and historic landscape, reflecting over 1,200 years of continuous settlement.



Approx Gross Internal Area
158 sq m / 1701 sq ft



Ground Floor
Approx 97 sq m / 1049 sq ft



First Floor
Approx 61 sq m / 652 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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