



Wawensmere Road, Wootton Waven, Henley-In-Arden, B95 6BW

Guide price £1,500,000


KING
HOMES

**** Stunning South Facing Countryside Views ** Exceptional Four Bedroom Lifestyle Home ** Approximately 3,303 Sq Ft In Total ** Large Garden & Paddock Land ** Superb Siematic Kitchen/Dining/Day Room ** Three Reception Spaces Including Study ** Two En-Suites & Family Bathroom ** Impressive Galleried Entrance Hall ** Double Garage With Ancillary Accommodation Above ** Air Source Heating & Underfloor Heating ** Exclusive Access Across Fields To Nearby Private Lakes ** Excellent Village & Transport Links **** An exceptional four bedroom contemporary home enjoying a superb south facing position with far-reaching countryside views, generous gardens and adjoining paddock land. Designed around modern family living, the property offers approximately 3,303 sq ft of beautifully finished accommodation, including a stunning open plan kitchen/dining/day room, elegant sitting room, dedicated study, two en-suites and a substantial double garage with versatile ancillary space above. Set within Wootton Wawen, the home combines privacy, space and countryside living with village amenities, a railway station, local schooling, country pubs and convenient access to the M40 and M42.



There are homes that impress on paper, and then there are homes that immediately make you imagine living there.

Set against an open Warwickshire countryside backdrop, this exceptional four bedroom home has been designed around space, light and lifestyle. From the moment you arrive, there is a feeling of privacy and openness, with a generous approach, extensive parking and uninterrupted views stretching away from the house.

The property opens into a striking double-height entrance hall, creating an impressive first impression with a real sense of scale and light. Herringbone-style flooring, contrasting dark internal doors and a contemporary staircase with glazed balustrade give the space a clean architectural feel, while integrated stair lighting and the galleried landing above add further character.

The sitting room provides a beautifully finished space to relax, with large windows taking in views across the gardens and countryside beyond. A striking dark feature wall incorporates illuminated display shelving, a recessed media area and contemporary glass-fronted fire, creating a stylish focal point.

At the heart of the home is the superb open plan kitchen, dining and day room. The bespoke Siematic kitchen is finished in Agate Grey and Lincoln Walnut cabinetry, complemented by Himalayan crystal stone worktops and a substantial central island. Integrated Miele and Siemens appliances include twin ovens, full-height fridge and freezer, dishwasher and Bora downdraft hob.

The room is flooded with natural light, with extensive glazing opening towards the south facing garden and allowing the countryside views to become part of the living space. Whether it is morning coffee overlooking open fields, family meals around the island or summer evenings with the doors open onto the terrace, this is a room designed for everyday living as much as entertaining.

A dedicated study provides an ideal home-working environment, while a separate utility room adds useful additional storage and workspace. The ground floor is completed by a stylish guest cloakroom/WC.

The first floor is arranged around an impressive galleried landing overlooking the entrance hall below. The principal bedroom is particularly generous and enjoys beautiful views across the garden and surrounding countryside, together with its own en-suite featuring a rainfall shower and twin basins.

Three further double bedrooms provide excellent family or guest accommodation, one of which also benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside is where the lifestyle really comes into its own.

The large south facing garden extends away from the house towards open countryside, with a generous terrace providing an ideal space for outdoor dining and entertaining. The adjoining paddock land enhances the sense of space and freedom, creating a setting that feels both private and connected to the landscape around it.

A particularly special feature is the exclusive right for the homeowners and their guests to walk across neighbouring fields to nearby private lakes, adding another unique dimension to the countryside lifestyle on the doorstep.

The substantial double garage offers excellent parking, storage and workshop space, together with an EV charger, power, lighting and water. Stairs rise to a large ancillary area above, fully serviced with light, power, water and drainage and offering excellent flexibility for use as a home office, gym, studio, games room, workshop or hobby space, subject to any necessary consents.

The property also benefits from economical air source heating and underfloor heating to the ground floor, complementing the modern specification throughout.

Set within the highly regarded village of Wootton Wawen, the home combines its peaceful rural position with excellent everyday convenience. The village benefits from its own railway station on the Birmingham to Stratford-upon-Avon line, a local primary school and country pubs, while Henley-in-Arden and Stratford-upon-Avon are both within easy reach. Access to the M40 and M42 motorway networks

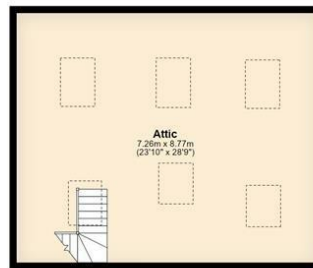
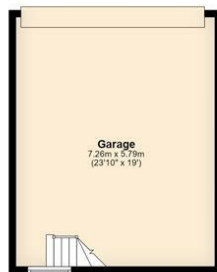
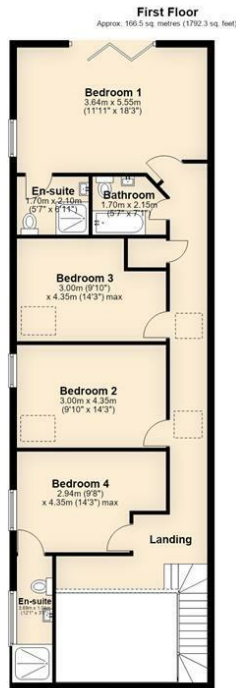
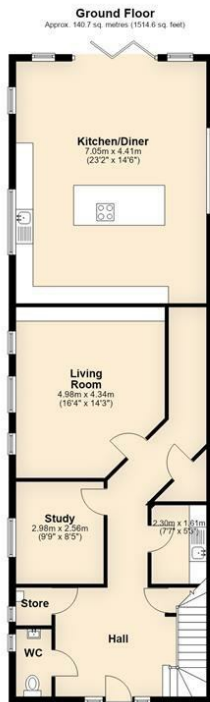
also makes travel across the Midlands and beyond straightforward.

This is not simply a high specification house. It is a home built around the way people want to live — space to entertain, space to work, space for family and space to enjoy the countryside.

Hall	
Study	9'9" x 8'4" (2.98m x 2.56m)
Store	
W.C	
Utility	7'6". x 5'3" (2.30m. x 1.61m)
Living Room	16'4" x 14'2" (4.98m x 4.34m)
Kitchen/Diner	23'1" x 14'5" (7.05m x 4.41m)
Landing	
Bedroom 1	11'11" x 18'2" (3.64m x 5.55m)
En-suite	5'6" x 6'10" (1.70m x 2.10m)
Bathroom	5'6" x 7'0" (1.70m x 2.15m)
Bedroom 2	9'10" x 14'3" (3.00m x 4.35m)
Bedroom 3	9'10" x 14'3" (3.00m x 4.35m)
Bedroom 4	9'7" x 14'3" (2.94m x 4.35m)
En-suite	12'1" x 3'4" (3.69m x 1.04m)
Garage	23'9" x 18'11" (7.26m x 5.79m)
Attic	23'9" x 28'9" (7.26m x 8.77m)







Total area: approx. 307.2 sq. metres (3307.0 sq. feet)

