





Middle Mill

"Harts are delighted to offer for sale this splendid three bedroom character home within this very special Grade II listed Georgian building. This wonderful home is full of charm and character, as well as offering spacious elegant rooms ideal for modern day living"

The Mill was built in 1766 and although was once a working corn and paper mill, nowadays it offers fabulous, stylish residential living with a mixture of homes within.

With over 2000 sq ft, Middle Mill sits centrally over three floors in this magnificent Georgian building and offers an abundance of characterful features throughout, and has been tastefully presented and decorated in keeping with the period by the current owners. With bright and airy rooms, wooden flooring and doors, traditional beams, large windows and hints of the buildings' original use, all of which work perfectly alongside modern fixtures and fittings one would expect for the modern buyer.

For those who are looking for something very unique, this beautiful home is one that really needs to be visited to fully appreciate its charm and homeliness.

APPROACH A little private lane takes you to the rear of the building from the Stratford Road where you will find a parking area for resident and visitor parking. Our property can either be approached via the front door on the ground floor which fronts onto the Stratford Road, or probably more conveniently from the rear garden into the living/dining room which is on the middle level and close to the parking area to the rear.

GROUND FLOOR

ENTRANCE HALL From the front of the property you enter into a spacious hallway with study area ideal for those who wish to work or study from home. With tiled floor and useful understairs storage this room also has access to the garage store and guest WC.

GUEST WC Fitted with a white modern suite comprising low flush WC, counter top wash basin with storage beneath, mosaic style flooring and window to front elevation.





LOCATION Wootton Wawen, Henley in Arden

The village of Wootton Wawen has a great deal to offer with a local shop, post office, two excellent pubs, village hall, renowned 15th-century parish church and a sought after C of E Primary School. A bus route runs from Stratford-Upon-Avon through the village and up to Shirley and Birmingham. The Railway Line provides direct routes to both Stratford-Upon Avon and Birmingham Snowhill Station and Moor Street. Our property is situated only a short drive away from the attractive market town of Henley-in-Arden with its excellent shopping and recreational facilities and more amenities such as doctors and dentist surgery and secondary school.

GARAGE STORE Currently utilised as a store/utility and has space and plumbing for washing machine and tumble dryer, Belfast sink and even more space for any additional white goods required. Opening doors to the front access service road.

ON THE FIRST FLOOR

LIVING / DINING ROOM A charming reception room accessed directly from the private rear garden and has the benefit of lovely countryside views. Having the benefit of a feature fire surround, this fabulous living space is large enough to accommodate a large dining table and chairs as well as substantial lounge furniture.

MODERN FITTED BREAKFAST KITCHEN A beautifully fitted modern kitchen with useful breakfast bar so ideal for informal dining. Fitted with a range of modern base and eye level units and deep soft close drawers, built-in induction hob with extractor over, double electric oven and grill, integrated fridge, built-in dishwasher, one and a half bowl sink and drainer with mixer tap over, tiling to floor, useful opaque fronted display units and window to front elevation.

FAMILY ROOM / SNUG A gorgeous second reception room offering a bright and airy space to relax with large windows to the front elevation, one of which is full height and allows lots of natural light to flood into the room. Stairs to the upper floor accommodation.

ON THE SECOND FLOOR The second floor landing has a very useful wardrobe store.



MAIN BEDROOM with DRESSING ROOM A spacious and well-appointed main bedroom which has lots of characterful beams, windows and door to the rear elevation with the benefit of a pretty Juliet balcony to appreciate the special views to the rear of the property. Adjoining the bedroom is a useful dressing area which houses a large storage wardrobe and with access into the en suite.

EN SUITE A very special and luxuriously fitted bathroom with raised platform where the large bath tub sits which enables countryside glimpses to the rear, low flush WC, pedestal wash basin and wooden flooring.

BEDROOM A double bedroom with window to front elevation and built in wardrobes.

BEDROOM A further double bedroom which is currently been used as a creative studio with window to front elevation.

SHOWER ROOM With beautiful slate flooring this lovely shower room comprises shower cubicle, low flush WC, hand basin, built-in storage and tiling to splashback areas.

GARDENS A pretty private garden sits to the rear of the property and can be accessed from the living room. The outside space offers a lawned area with mature trees and hedge borders, flower and shrub beds and a raised patio area ideal for al fresco dining. The property also benefits from a communal garden which has superb views of the river which runs by the boundary edge. The property also has communal parking to the rear of the building.



FURTHER INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

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. The heating system is fueled by LPG

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 E

VIEWING: By appointment only

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.

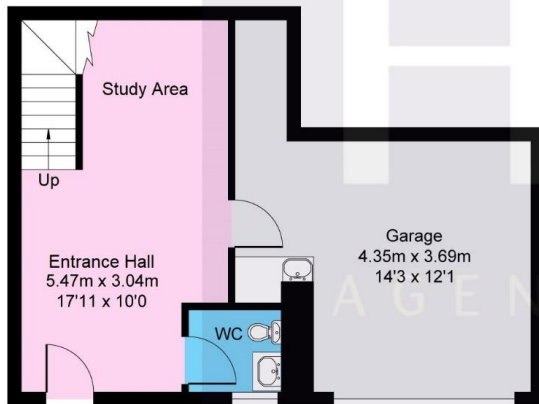


MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

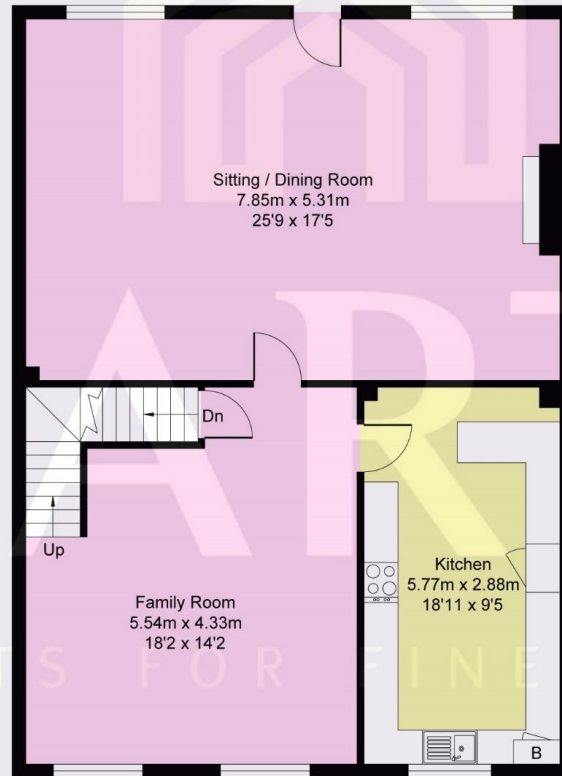


Ground Floor Area 206 square feet
First Floor Area 904 square feet
Second Floor Area 904 square feet
Garage Area 171 square feet
Total Area 2185 square feet

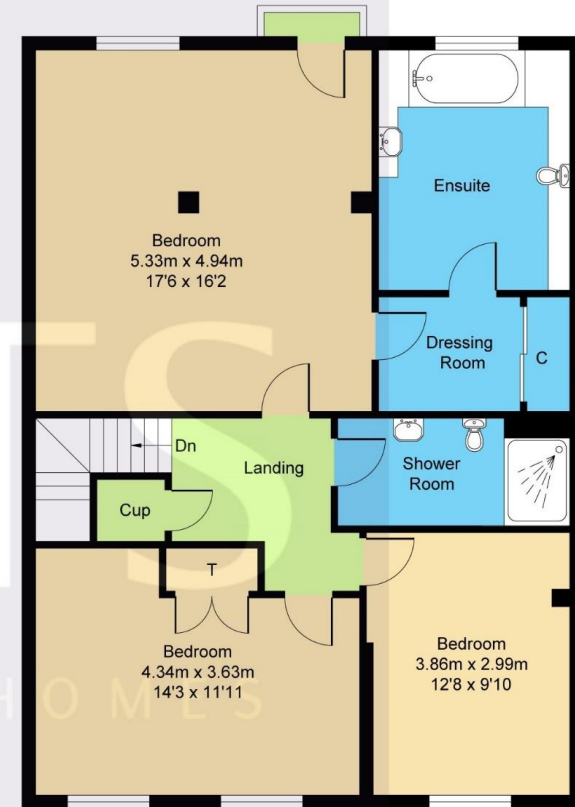
Ground Floor



First Floor



Second Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

