





**Computer Generated Image**



Snowberry Cottage is a brand new, contemporary, detached 3 bedroom property located in the desirable village of Wootton Wawen and situated in a peaceful idyllic location. This property is finished to a high level of specification having the very best of modern facilities whilst being in a rural location surrounded by countryside and canal side walks.

### **Snowberry Cottage - Ground Floor**

Leading through the front door you enter the impressive double height hallway with door leading off to the spacious open plan kitchen dining family room. This luxury kitchen is fitted with integrated appliances and having quartz work surfaces and matching upstands. Bifold doors lead out to the porcelain tiled patio area and good sized private rear garden benefitting from outside lighting making this an ideal area for outdoor entertaining. Impressive dual aspect living with bifold doors to the rear garden and patio area, media wall and feature living flame effect electric fire. Also on the ground floor you will find a guest cloakroom and laundry room.

### **Snowberry Cottage - First Floor**

Stairs lead to the first floor where you will find three bedrooms. The principle bedroom comes with a dressing room/walk in wardrobe, ensuite shower room and Juliette balcony overlooking the rear garden, two further bedrooms and a family bathroom.

### **Outside**

Good sized private rear garden with porcelain tiled patio, turfed lawn and outside lighting. To the front there is large cycle store and storage, block paved driveway with electric vehicle charging point.

### **Location**

Wootton Wawen Village enjoys a two public houses ,shop, school and train station. Conveniently located for quick access to the historic village of Henley-in-Arden, offering a wide range of shops, bars, and restaurants. There is easy access to the motorway network and the Midlands communication links with the M40 (J16) approximately 2 miles away. For more comprehensive shopping there is Leamington Spa, Stratford upon Avon and Solihull. Schools in the area include The Croft Prep School, Stratford upon Avon Grammar Schools, Warwick Prep and Public School, Kings High School for Girls and Solihull School. There is racing at Warwick and Stratford and an abundance of superb golf courses in the surrounding areas together with easy access to many leisure clubs and sporting facilities.

Henley in Arden is just under 2 miles away, the M40 (J16) north 2 miles, M42 (J4) 5 miles, Warwick 8.5 miles, Warwick Parkway 7.5 miles (trains to London Marylebone), Birmingham International Airport and Station 11.2 miles (trains to London Euston), Solihull 8 miles, Stratford upon Avon 5 miles, Birmingham 15 miles (distances approximate).





**Computer Generated Image**



**Karndean type flooring in reception hall & kitchen/dining/family room**

**Well-appointed bathrooms with vanity storage & underfloor heating**

**Large porcelain patio, turf, fencing & outside lighting**

**Large cycle store & storage, block paved driveway with electric vehicle charging point**

**10 year NHBC warranty**

### **Specification**

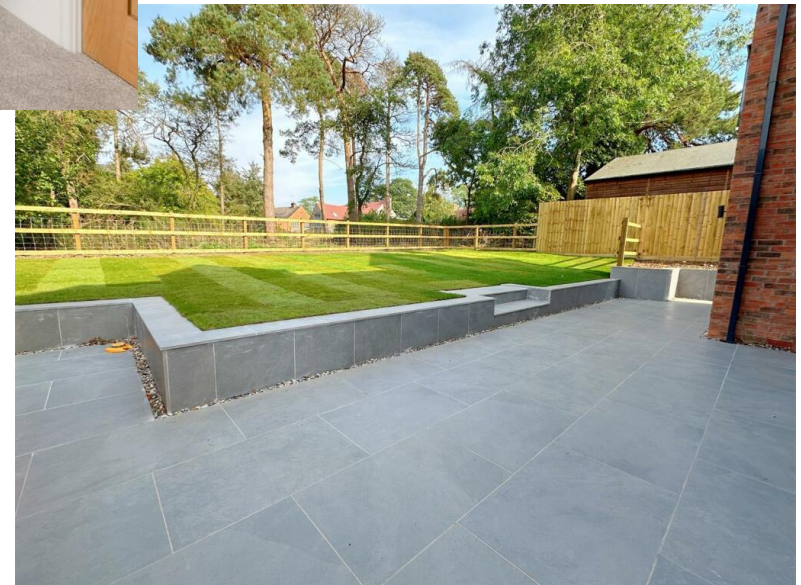
**Air Source heat pump (4KW) with underfloor heating downstairs and radiators upstairs**

**Photovoltaic Solar Roof Panels with battery storage**

**Anthracite uPVC double glazing (white internally)**

**Luxury Kitchen inc: Integrated dishwasher, fridge/freezer, 5 ring induction hob, double oven, microwave, boiling tap and quartz work surfaces with matching upstands together with bi-fold doors**

**Media wall in living room with feature living flame effect electric fire & bi-fold doors**





**TENURE:** Freehold Purchasers should check this before proceeding. Service charges apply TBC

**SERVICES:** We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property. Heating is provided by Air Source heat pump (4KW) with underfloor heating downstairs and radiators upstairs. However, this must be checked by your solicitor before the exchange of contracts.

**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:** This is yet to be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

**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. 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.









Main House Area 1306.0 square feet  
Store Area 165.0 square feet  
Total Area 1471.0 square feet

Store

Ground Floor

First Floor



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

