



Lemon Hill Stratford Road, Wootton Wawen, B95 6AS

Asking Price £1,375,000

- Large Detached Home
- Open Plan Kitchen - Diner - Family Room
- Utility Room
- Automated gates with video entry.
- Six Bedrooms
- Sitting Room
- Garden Room with Bar and WC
- Five Bathrooms
- Study
- Pergola with space for seated and games area.

Lemon Hill, Stratford Road, Wootton Waven, Henley-in-Arden

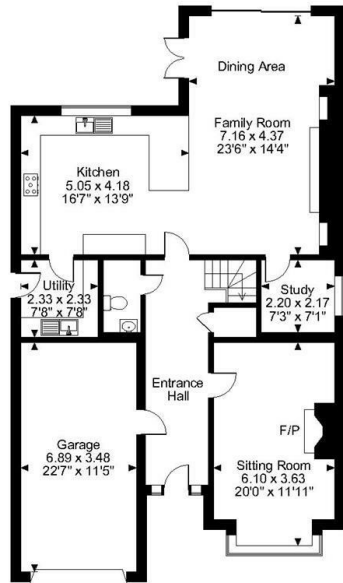
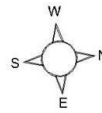
Approximate Gross Internal Area

Main House = 2675 Sq Ft/249 Sq M

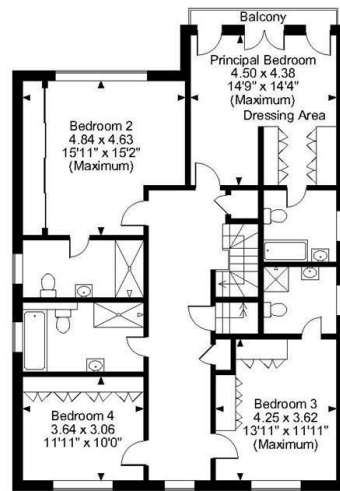
Garage = 258 Sq Ft/24 Sq M

Studio = 312 Sq Ft/29 Sq M

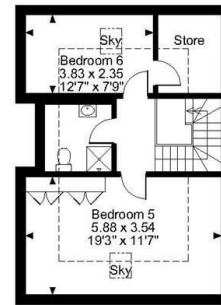
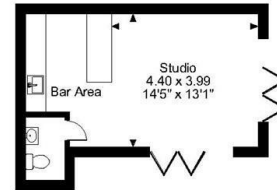
Total = 3245 Sq Ft/302 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

Viewings

Viewings by arrangement only. Call 01564 332550 to make an appointment.

Council Tax Band

G

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	