



## Windy Ridge

Wootton Waven

theAgents  
property consultants

# An exceptional country residence combining space, elegance and village charm with spectacular far-reaching views

WINDY RIDGE  
WOOTTON WAWEN

## Summary

Windy Ridge is an elegant and generously proportioned detached residence, enviably positioned in the sought-after village of Wootton Wawen. Enjoying an elevated setting with far-reaching countryside views, this beautifully presented home offers spacious and versatile accommodation throughout. The home is suited for family lifestyles, with light-filled reception rooms, well-appointed bedrooms and attractive outdoor space designed for both relaxation and entertaining.

## Ground Floor

The ground floor welcomes you through the front porch into a spacious entrance hall that immediately provides a sense of scale throughout the home. An elegant selection of reception rooms are thoughtfully arranged, each enjoying an abundance of natural light and pleasant outlooks over the garden and fields beyond. A stylish kitchen/diner offers generous work surfaces, suitable dining space and breakfast bar off the island, makes it ideal for everyday family life. The kitchen area is a culinary enthusiasts dream with a walk-in pantry and sizeable utility room. Adjacent to the kitchen is a generous family room which offers a warm and inviting living space with a feature fireplace. Across the entrance hall is the more formal Drawing Room perfect for entertaining with a sliding door with direct access to the gardens. The ground floor is complete with two storage cloakrooms and a w/c.

## First Floor

To the first floor, the property continues to impress with a collection of well-proportioned bedrooms arranged around a central landing. The Principal bedroom provides a peaceful retreat, complemented by a walk-in dressing room and bespoke en-suite with balcony overlooking the countryside fields. Four further bedrooms with two benefiting from fitted wardrobe are serviced by the large family bathroom.

## Second Floor

The second floor adds further versatile accommodation, ideal as two further bedrooms, one with an en-suite and the other utilising the shower room. This floor adds valuable flexibility to the property, perfectly suited to evolving family needs or multi-generational living.

## Outside

Windy Ridge is approached via a private, gated driveway providing ample parking and access to the triple garage. The surrounding garden with a low maintenance turfed area, established borders, trees and shrubs creating privacy. Patio and seating areas provide excellent space, while the overall plot enjoys a peaceful and secluded atmosphere allowing the quiet enjoyment of the undulating view. The owners of the house enjoy access to the community owned meadow to the rear.

## Location

Wootton Wawen is a picturesque and highly regarded village, renowned for its character, community feel and countryside surroundings. The village offers a range of local amenities, including a railway station, public houses, village stores and a historic parish church. Nearby Henley-in-Arden, Stratford-upon-Avon, Warwick and Solihull provide an excellent selection of shopping, dining and schooling options.

## Services to the Property

Mains water, electric and drainage. LPG gas heating.

## Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

## EPC Rating

EPC Rated E.

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.















Bedroom Design Scheme Generated using CGI

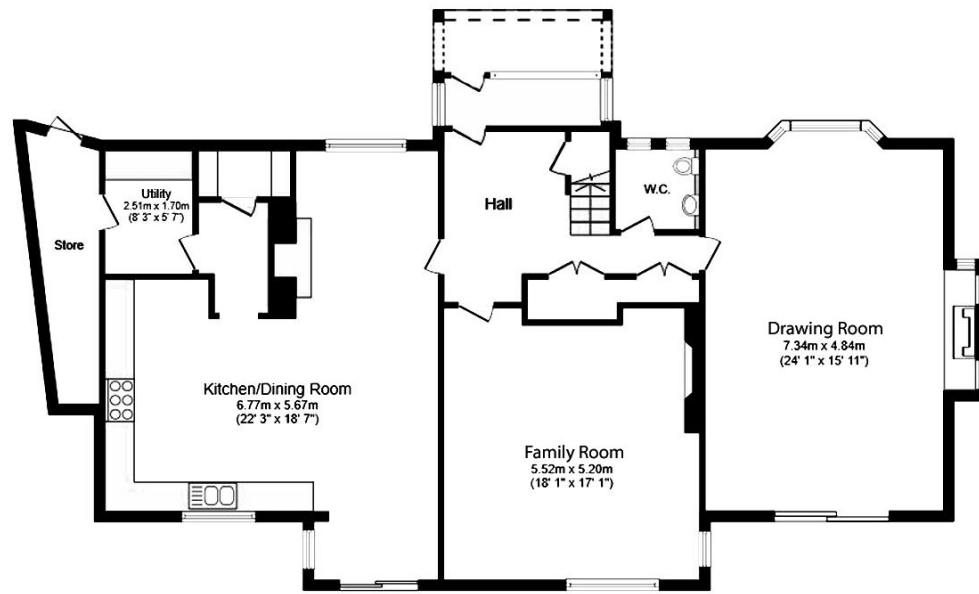


Bedroom Design Scheme - generated using CGI



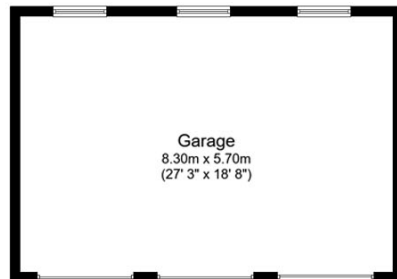


# Windy Ridge Stratford Rd, Henley-in-Arden, B95 6AR



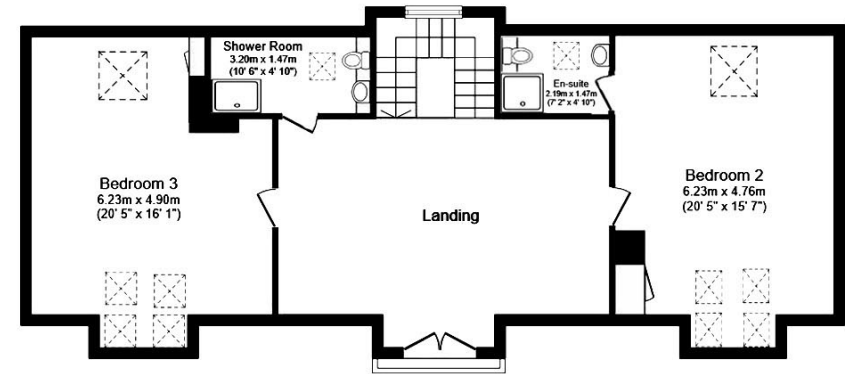
## Ground Floor

Floor area 153.2 sq.m. (1,650 sq.ft.)



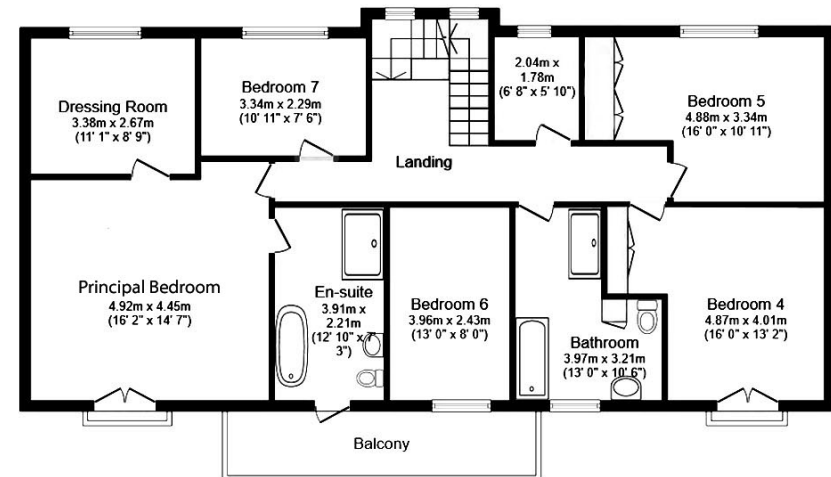
## Garage

Floor area 47.3 sq.m. (509 sq.ft.)



## Second Floor

Floor area 93.6 sq.m. (1,007 sq.ft.)



## First Floor

Floor area 118.1 sq.m. (1,271 sq.ft.)

Total floor area: 412.2 sq.m. (4,437 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**Important Notice**

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