



## Lemon Hill Stratford Road, Wootton Waven, B95 6AS

Asking Price £1,500,000

- 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**

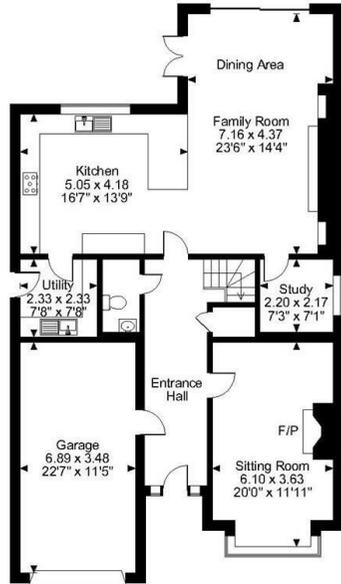
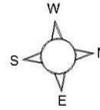
Approximate Gross Internal Area

Main House = 2675 Sq Ft/249 Sq M

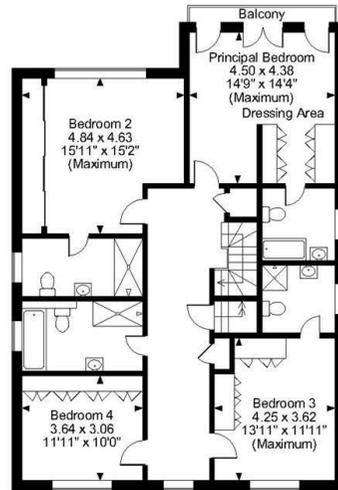
Garage = 258 Sq Ft/24 Sq M

Studio = 312 Sq Ft/29 Sq M

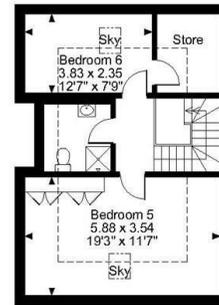
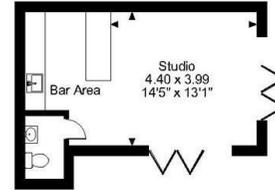
Total = 3245 Sq Ft/302 Sq M



Ground Floor



First Floor



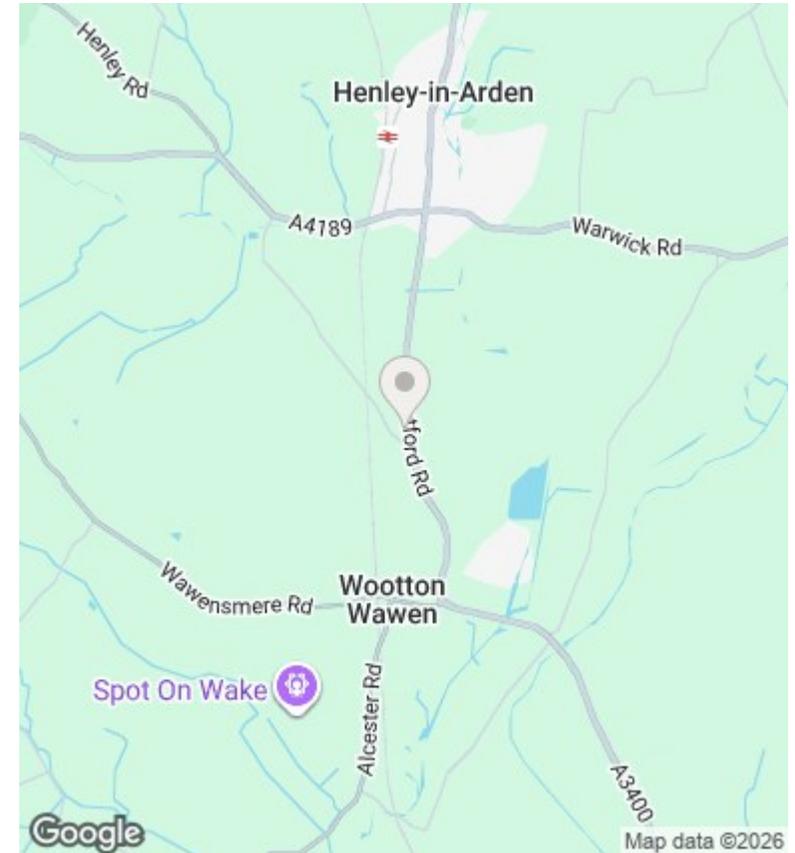
Second Floor

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	