

Lemon Hill

Wootton Wawen

theAgents
property consultants

A contemporary new home, finished to an excellent standard designed for modern day living.

LEMON HILL
WOOTTON WAWEN
WARWICKSHIRE

Summary

Lemon Hill is a luxury detached home built in 2021. Situated on the edge of Wootton Wawen, it is within walking distance of the popular town of Henley-in-Arden. The property boasts 3245 square feet of living space, featuring six bedrooms and five bathrooms. The property includes the following:

Ground Floor

The accommodation is designed to create a contemporary, modern living space, well-appointed throughout. This includes underfloor heating on the ground floor. The open-plan kitchen is from the coveted kitchen designer Siematic and is fully fitted with a comprehensive range of integrated appliances sliding doors open onto the terrace allowing for alfresco dining in the summer months. The stunning open-plan living area features a media wall with an inset electric mounted fire and space for a TV. Additionally, there is a separate sitting room with a feature log burner, study and a useful utility room.

First Floor

Upstairs, the principal suite offers an exceptional retreat, complete with a dedicated dressing area, a beautifully appointed en-suite, and elegant Juliette balcony doors. This level also hosts three further generously proportioned bedrooms, two with their own en-suite, alongside a refined family bathroom finished to a high standard.

Second Floor

Two well-proportioned bedrooms are served by a stylish shared shower room, while this floor also benefits from a discreet and practical store room, enhancing both convenience and functionality.

Outside

The generous driveway offers secure, gated parking for multiple vehicles, complemented by a video entry system and an integral garage, ensuring both convenience and peace of mind.

A particularly notable feature of this exceptional home is its beautifully landscaped front and rear gardens. The rear garden has been professionally designed to create a private and tranquil retreat, complete with an expansive patio ideal for elegant outdoor entertaining.

Enhancing the lifestyle offering is an impressive 7m x 4m entertaining studio, featuring a bespoke bar and WC. This space is seamlessly connected via a stylish deck to a covered entertainment area, all perfectly positioned within the stunning garden setting—creating a refined and versatile environment for hosting and relaxation.

Location

Wootton Wawen is a highly sought-after village located just a mile south of Henley-in-Arden. It features a strong local community, an ancient Saxon church, a local store, and two pubs. The village also has its own railway station, providing regular services to both Stratford-upon-Avon and Birmingham, making it an ideal base for commuters. Access to both the M40 and M42 motorways is excellent, with each just a short drive away. Additionally, rail services from Warwick Parkway offer travel to London in a little over an hour.

Services to the Property

LPG, Mains Water and Electric.

Local Authority **Stratford District Council.**

Viewing Arrangements

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

EPC Rating **Band C**

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 no obligation valuation, contact the numbers listed on the brochure.


LEMONHILL
















T&M

























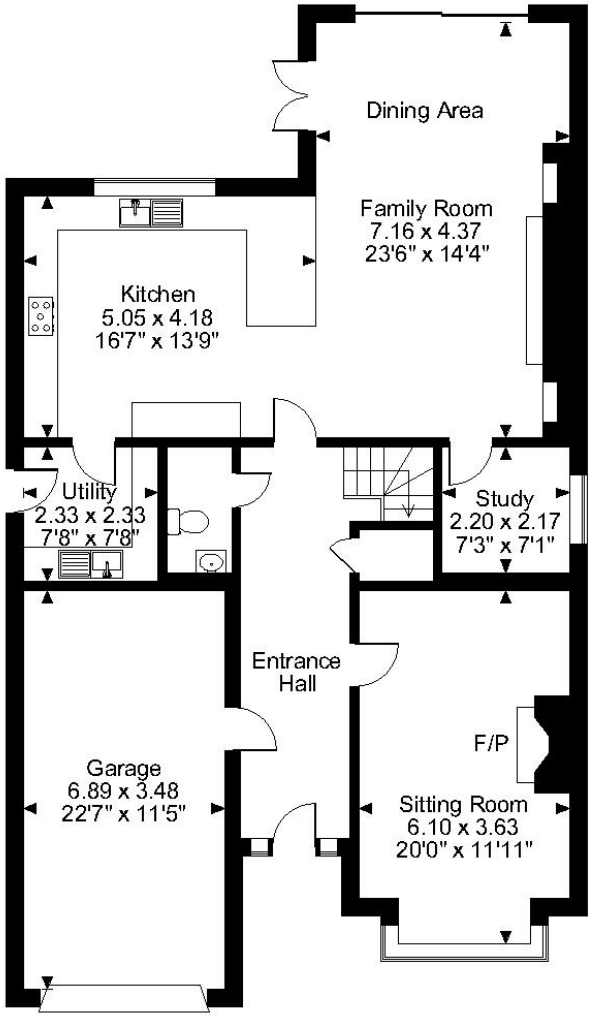




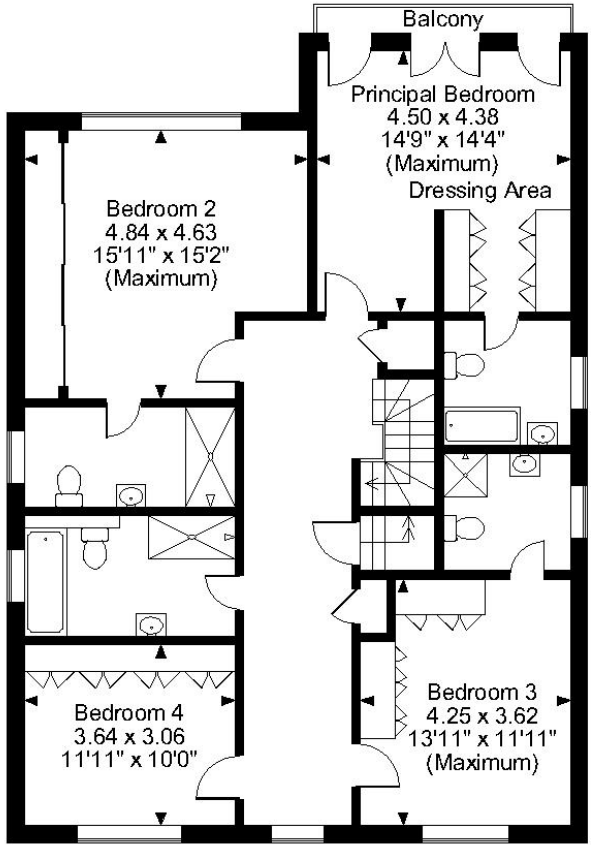

F&M

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

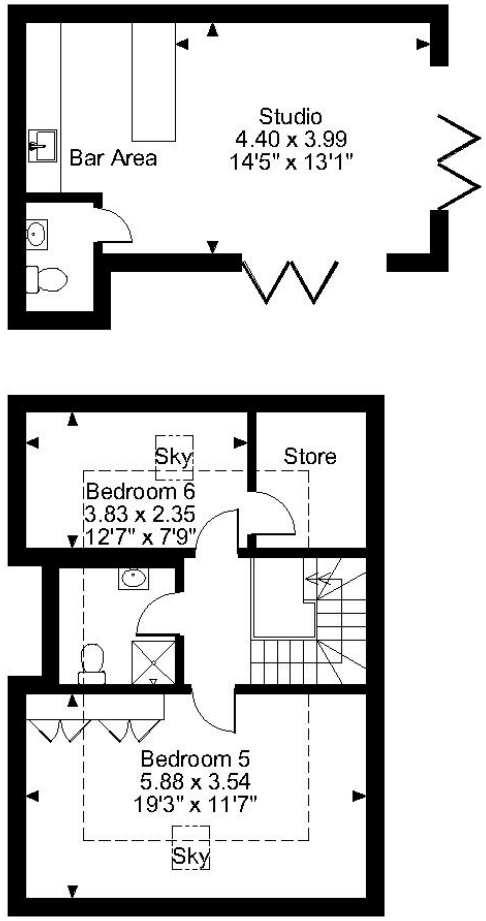
Approximate Gross Internal Area
Main House = 2675 Sq Ft/249 Sq M
Garage = 258 Sq Ft/24 Sq M
Studio = 312 Sq Ft/29 Sq M
Total = 3245 Sq Ft/302 Sq M



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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