



The Rickyard, Wootton Wawen, Henley-In-Arden, Warwickshire, B95 6EZ

Offers Over £700,000

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Introducing Snowberry Cottage, a stunning contemporary-style detached house built by the highly regarded local developers, Templeoak. This exceptional property offers state-of-the-art living space, including an impressive Reception Hall, a luxurious Kitchen/Dining/Family Room, and a Dual Aspect Living Room. The first floor boasts a Master Bedroom with Ensuite, Dressing Room, and Juliette Balcony, along with two additional Double Bedrooms and a Family Bathroom.

Some of the outstanding features of Snowberry Cottage include an Air Source heat pump with underfloor heating, Photovoltaic Solar Roof Panels with battery storage, and Anthracite uPVC double glazing. The luxury Kitchen comes complete with integrated appliances, while the bathrooms offer vanity storage and underfloor heating. Outside, you will find a large porcelain patio, fencing, and a block-paved driveway with an electric vehicle charging point.

Located in the idyllic village of Wootton Wawen, Snowberry Cottage enjoys a beautiful rural setting with miles of canal-side walks just moments away. The village offers excellent amenities, including a school, two pubs, a post office, and a village store. Commuting is made easy with rail services to Stratford upon Avon and Birmingham City Centre close by.

Don't miss this fantastic opportunity to experience rural living with all the modern comforts you could wish for. Contact us now to arrange a viewing of this breathtaking property off Pennyford Lane.

Wootton Wawen is a popular and sought after village approximately 1½ miles south of the attractive market town of Henley in Arden with its excellent shopping, recreational and bus and train services, and is within easy commuting distance of Redditch, Stratford upon Avon, Warwick, Leamington Spa, Solihull Birmingham City Centre and the National Exhibition Centre, Birmingham International Airport and Railway Station and the M42 and M40 motorways.





Wootton Waven also enjoys village store and Post Office, garage, passenger railway station, The Bulls Head Public House and Restaurant and delightful parish church and, therefore, has an excellent rural atmosphere yet close to superb road and railway links.

The property stands back from the road behind a block paved driveway and space for three/ four vehicles, electric vehicle charging point, canopy porch and access is gained via a double glazed entrance door leading to;

ENTRANCE HALL

Dog-legged staircase off to the first floor with useful understairs storage cupboard, Karndean style flooring with underfloor heating, LED downlights, mains smoke alarm, underfloor heating thermostat and doors to:

FANTASTIC KITCHEN/ FAMILY/ DINING ROOM

An extensive range of soft close, base, wall and drawer units, quartz work tops, one and a half sink drainer with mixer tap, integrated dishwasher, fridge and freezer, Bosch four ring induction hob with extractor over, combi oven microwave and separate oven. Karndean style flooring with underfloor heating and thermostat, double glazed windows to front and side, Bi-fold doors to the patio, LED downlights.

UTILITY ROOM

Double glazed door to side, double glazed window to front, sink drainer, work top, plumbing and space for washing machine and tumble dryer, LED downlight and extractor.





GUEST WC

Modern white suite, WC, wash basin, LED downlights, extractor fan and frosted double glazed window to side.

ATTRACTIVE LIVING ROOM

Media wall with recessed space for a large television, remote control 'British Fires' New forest electric feature flame effect fire. Bi-fold doors to the patio, carpeted floor with underfloor heating and thermostat.

FIRST FLOOR LANDING

Double glazed window to front, loft hatch, airing cupboard housing the pressurised hot water cylinder and doors to:

MASTER BEDROOM

Feature vaulted ceiling, radiator, television point, double glazed windows and doors to Juliette balcony with lovely views over the rear garden and wooded land behind, walkin wardrobe and door to;



ENSUITE SHOWER ROOM

Frosted double glazed window to front, chromed heated towel rail. Modern white suite WC, wash basin with storage beneath, illuminated mirror, separate shower cubicle with thermostatic shower, feature tiling. LED Downlights, underfloor heating and room thermostat.

BEDROOM TWO

Double glazed window to rear, television point, and radiator.

BEDROOM THREE

Double glazed window to front, television point and radiator.



BATH/ SHOWER ROOM

Modern white suite, WC, wash basin with storage beneath, panelled bath, feature tiling, separate shower cubicle with thermostatic shower, LED downlights, extractor fan and underfloor heating and room thermostat.

SUBSTANTIAL BIKE STORE / STORE ROOM

Up and over door to front and lighting.





THE REAR GARDEN

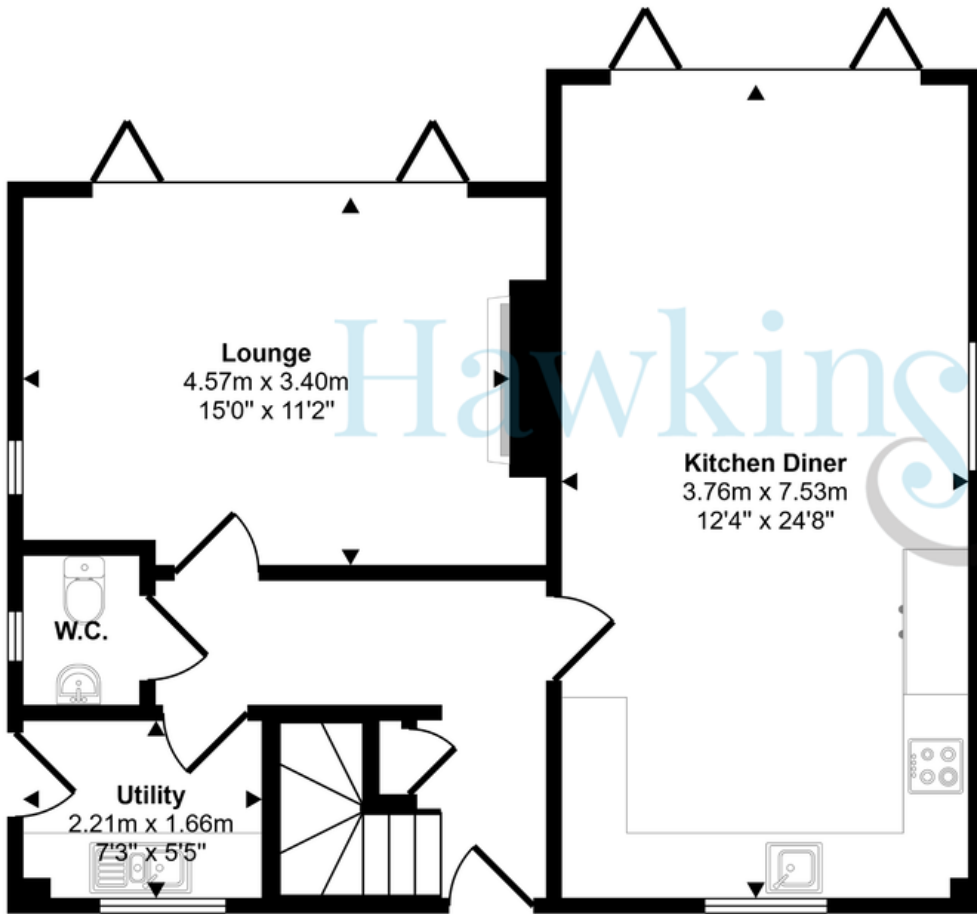
Enjoying a private aspect to the rear adjoining wooded land, large Porcelain paved patio, new lawn, fenced boundaries and gated side passage.

- 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
 - * Karndean type flooring in reception hall & kitchen/dining/family room, WC and Utility room.

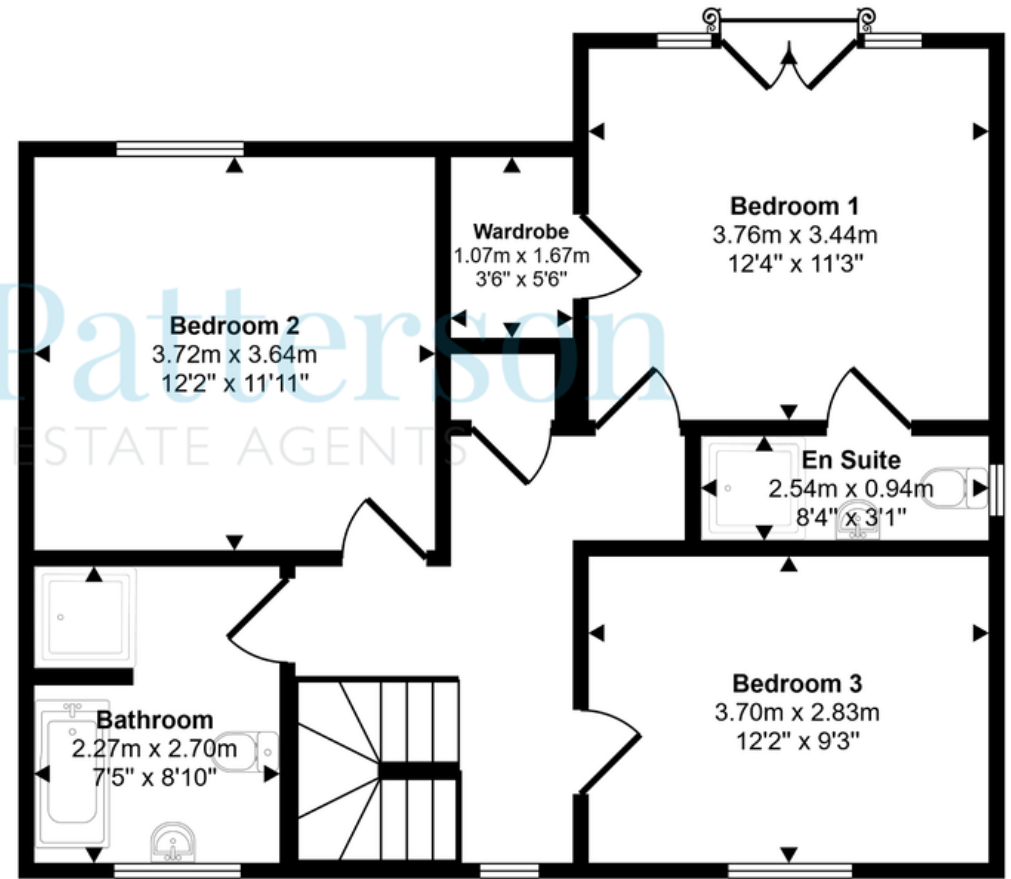
- * Well appointed bathrooms with vanity storage & underfloor heating
- * Large porcelain patio, turf, fencing & outside lighting and tap
- * Large cycle store & storage, block paved driveway with electric vehicle charging point
- * 10 year NHBC warranty.



Approx Gross Internal Area
122 sq m / 1315 sq ft



Ground Floor
Approx 61 sq m / 656 sq ft



First Floor
Approx 61 sq m / 659 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.