



Quorn House, Wootton Wawen, Warwickshire





An attractive home **full of character set** in the grounds of Edstone Hall offering generous well-appointed living space.

Distances

Henley-in-Arden 3 miles, Stratford-upon-Avon 5 miles, Warwick 7 miles, M40 (J15) 7 miles, Warwick Parkway Station 7 miles (trains to London Marylebone from 69 mins), Leamington Spa 9 miles, Solihull 12 miles, Birmingham International Airport 14 miles (All distances and time are approximate).

Situation

Quorn House is situated in a beautiful position within the grounds of Edstone Hall, surrounded by mature parklands just outside the village of Wootton Wawen. Wootton Wawen is an attractive historic village with many period properties, including Wootton Hall and its Saxon church. The village sits in Warwickshire's rolling countryside with easy access to communication links in all directions.



Tenure
Freehold

Local Authority
Stratford on Avon District Council:
01789 267575

Council Tax
Band G



The village has an active community with a post office/general store, the Parish Church of St Peter and a public house. There is a more extensive range of shopping facilities in Henley-in-Arden and Stratford-upon-Avon, which forms the region's cultural centre with the Royal Shakespeare Theatre.

Intercity trains run from Warwick Parkway to London Marylebone, and Birmingham International Airport is 14 miles away. There is a community train service to Birmingham city centre from Wootton Waven and Henley in Arden. There is an excellent range of state, grammar and private schools in the area to suit most requirements, including Stratford Prep School, King Edwards Grammar School for Boys, Stratford upon Avon Grammar School for Girls, and Stratford High School Warwick, Leamington Spa, and Solihull are also nearby providing good private schooling and facilities. Local race courses include Warwick and Stratford-upon-Avon. There are golf courses at Bearley, Stratford and Leek Wootton

The property

Set in a stunning location on the grounds of Edstone Hall, Quorn House historically formed the stable block to the original hall. Originally a manor house and associated landscape, Edstone Hall dates back to the 18th century. The original house was demolished in 1930 and replaced in the late 1930s by a house in the free Tudor style.

Quorn House offers abundant, well-proportioned, and flexible accommodation throughout and lends itself to family living. The ground floor has a delightful dual-aspect drawing room with a beautiful feature fireplace and double doors opening to the rear garden, a sizeable dual-aspect dining room with double doors opening to the garden, a well-appointed kitchen with breakfast room, and a perfectly placed conservatory to the rear. There is also a home office and cloakroom on the ground floor.

Quorn House has the potential for a self-contained annexe, accessed internally or via an external separate entrance with a dual-aspect sitting room, utility/second kitchen, cloakroom and a staircase rising to a double bedroom and bathroom above.



The remaining accommodation on the first floor is accessed via the main staircase off the entrance hall. It comprises a principal bedroom suite with a dressing room and an en suite bathroom, three further bedrooms and a family bathroom.





Gardens and Grounds

A private driveway provides parking for several cars and provides access to the double garage.

To the rear is the large, enviable, well-established garden with a variety of mature trees and herbaceous borders, extensive lawns and wonderful views towards the lake. Quorn House has the added benefit of owning a 50% share of the adjoining orchard, ensuring the privacy and serenity of this excellent location.

Services

Mains electricity and water are connected to the property. Oil Fired central heating. Shared drainage.

What3words

///livid.workloads.opera

Viewing

Strictly by prior appointment only with the agents.



Approximate Gross Internal Floor Area

House: 315 sq m (3,392 sq ft)

Garage: 32 sq m (345 sq ft)

Total: 347 sq m (3,737 sq ft)

inc. restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 27 June 2024
Our reference: STR012443690

Quorn House, Edstone, Wootton Wawen, Henley-in-Arden, B95 6DD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,295,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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