

Wayside Cottage, Newham, Warwickshire



A beautiful home with extensive views in this **peaceful location**, ideal for family living.

Distances

Henley-in-Arden 5 miles, Stratford-upon-Avon 6 miles
M40 (J15) 13 miles, Warwick Parkway 14 miles (trains to London Marylebone from 69 minutes), Leamington Spa 14 miles, Birmingham International Airport 19 miles, Birmingham 21 miles, Coventry 23 miles
(All distances and time are approximate).

Location

Wayside Cottage is situated on the edge of the small peaceful hamlet of Newnham, midway between Stratford-upon-Avon and Henley-in-Arden in delightful Warwickshire countryside. Newnham consists of two farms and several cottages in a beautiful, tranquil setting at the end of a no-through road.

Facilities for day-to-day requirements can be found in Henley-in-Arden, an attractive market town with a good range of shopping and recreational facilities, including doctor's surgery, veterinary surgery, fine parish church, public houses, restaurants, and primary and secondary schools.



Tenure Freehold
Local Authority Stratford-on-Avon District Council
Tel: 01789 267575
Council Tax Band G



There are further state, grammar and private schools in the area to suit most requirements, including Warwick Boys School, Stratford Boys and Girls Grammar Schools and the Croft Prep School close by.

The property is well located for access to the motorway network, with the M40, M42 and M5 easily accessible. Warwick Parkway Station provides access to London Marylebone to the south and Birmingham to the north. Birmingham also includes an international airport. Stratford-upon-Avon, with its Shakespearean heritage and theatres, is approximately six miles away. There are golf courses at Stratford-upon-Avon and Warwick and racing at Stratford, Warwick, and Cheltenham.

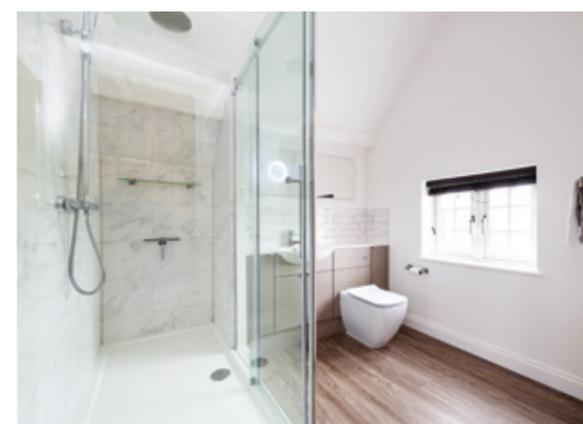
The property

Wayside Cottage is a beautifully presented family home with good access to Stratford-upon-Avon and Henley-in-Arden.

One enters the property via a spacious entrance hall with stairs rising to the first floor and doors to the principal reception rooms. These include a delightful drawing room with a fireplace housing a log burner and bi-fold doors to the rear. There is a light and airy dining room again with bi-fold doors to the rear patio, allowing one to dine and enjoy the idyllic views. The contemporary kitchen/breakfast room has a range of wall and base units and a central island with a breakfast bar. There are two double ovens and a wine chiller. Adjacent to the kitchen/breakfast room is a sizeable bedroom with an en suite shower room. This would be ideal guest accommodation or could easily be used as an additional reception room. There is also a further sitting room, which could be used a home office or playroom, useful utility room and a cloakroom.

The first floor mirrors the excellent standard of finish to that of the ground floor accommodation. There is an enviable principal bedroom suite with a dressing area and en suite bathroom. There are two further double bedrooms, one with built-in wardrobes, and a 'Jack and Jill' bathroom.

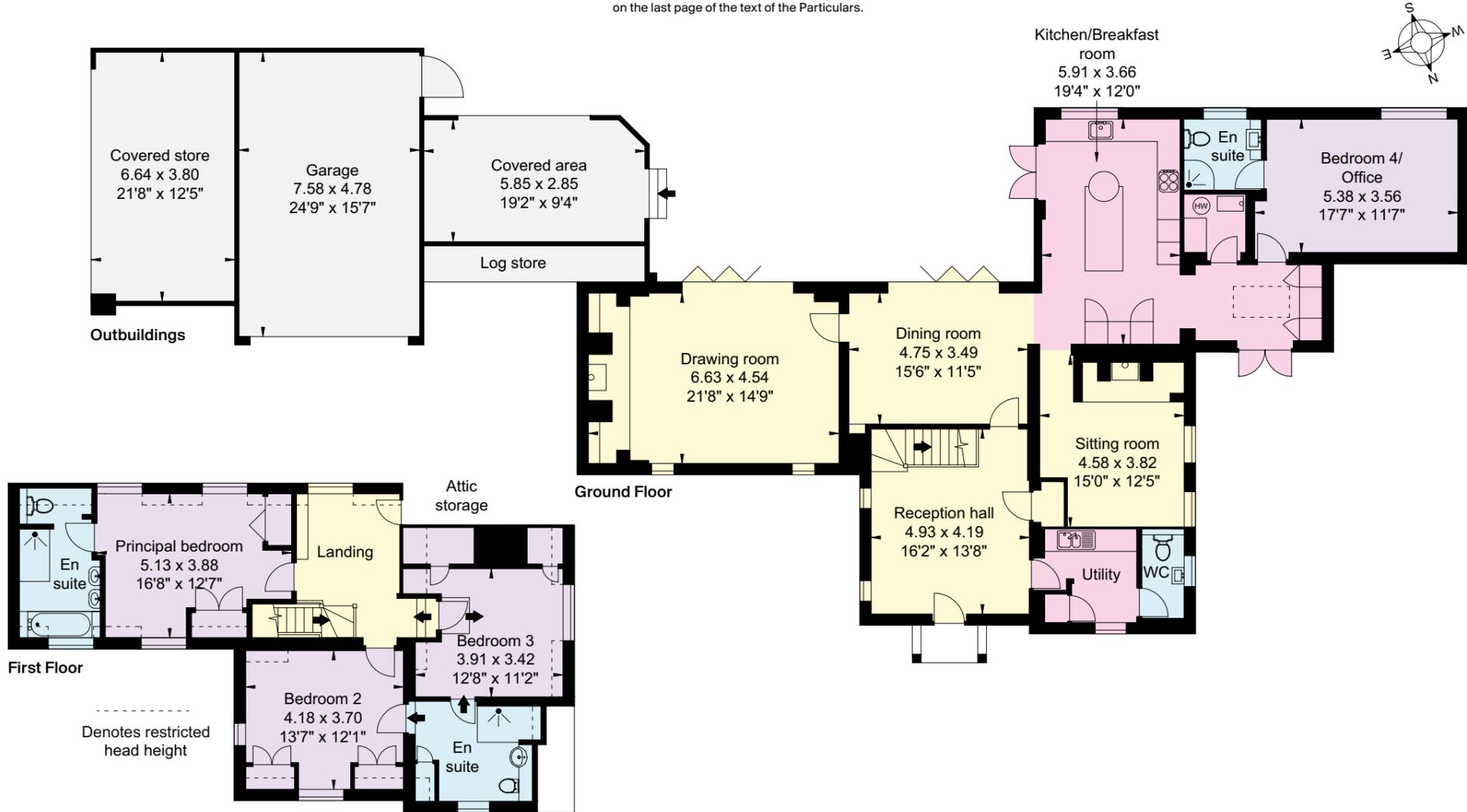




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
 House: 243 sq m (2,616 sq ft)
 Outbuildings: 82 sq m (883 sq ft)
Total: 325 sq m (3,499 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.



Gardens and grounds

A gated driveway provides parking for several cars and gives access to the detached garage, covered storage areas and log store. To the side and rear of the cottage are extensive gardens, mainly laid to lawn, with a perfectly placed patio area covered by a large pagoda, ensuring this is the most idyllic spot to enjoy the beautiful views over a paddock and rolling Warwickshire countryside beyond.





Services

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

Directions (B95 6DU)

From Henley-in-Arden proceed south on the A3400 and through Wootton Wawen. Pass the entrance to Edstone Hall on your left and take the next right before the Golden Cross public house into Salters Lane. Proceed along Salters Lane for approximately 0.75 mile and turn left sign posted Newnham. Travel along the lane and Wayside Cottage will be located on the left.

Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024, Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)





Date: 04 March 2024
Our reference: STR012488485

Wayside Cottage, Newnham, Henley-in-Arden, B95 6DU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24