

The Woodlands Morton Bagot Warwickshire





The Woodlands is located on the outskirts of Morton Bagot. Accessed along quiet leafy lanes, The Woodlands has a truly peaceful rural location with countryside views over its own land and the farmhouse tucked behind its own range of outbuildings.

The house is situated about 4 miles to the south west of Henley-in-Arden which has an active community with a range of public houses, restaurants, bank, supermarket, post office, medical centre and railway station. Stratford-upon-Avon, the home of the Royal Shakespeare Company, is about 11 miles away and, along with Leamington Spa, Warwick, Solihull, and Birmingham, provide excellent shopping and recreational facilities.

There is a wide selection of schools in the area including Henley High School, Stratford Girls Grammar School, King Edwards VI Grammar School in Stratford-upon-Avon, Solihull School, King's High School for Girls in Warwick, Warwick Prep and Warwick Boys School as well as The Kingsley School and Bromsgrove School.



Henley-in-Arden 4 miles, Wootton Wawen 3.5 miles (trains to Birmingham) Warwick Parkway Station 12 miles (trains to London Marylebone from 80 mins) Birmingham International Airport 18 miles, Stratford-upon-Avon 11 miles, M40 (J15) 12 miles, M42 (J3) 8 miles, Warwick 12.5 miles, Birmingham city centre 19 miles, Cheltenham 33 miles.



Superb family home with ancillary accommodation in this fantastic spot.



For the commuter, there is easy access to the motorway with the M40 (J15) about 12 miles away and the M42 (J3) 8 miles to the north connecting to the national motorway network. Birmingham city centre is commutable either by road or train, with stations at Wootton Wawen, just 3.5 miles, Henley-in-Arden, 4 miles, or Warwick Parkway, 12 miles away, with connections to London and Birmingham.



Description of property

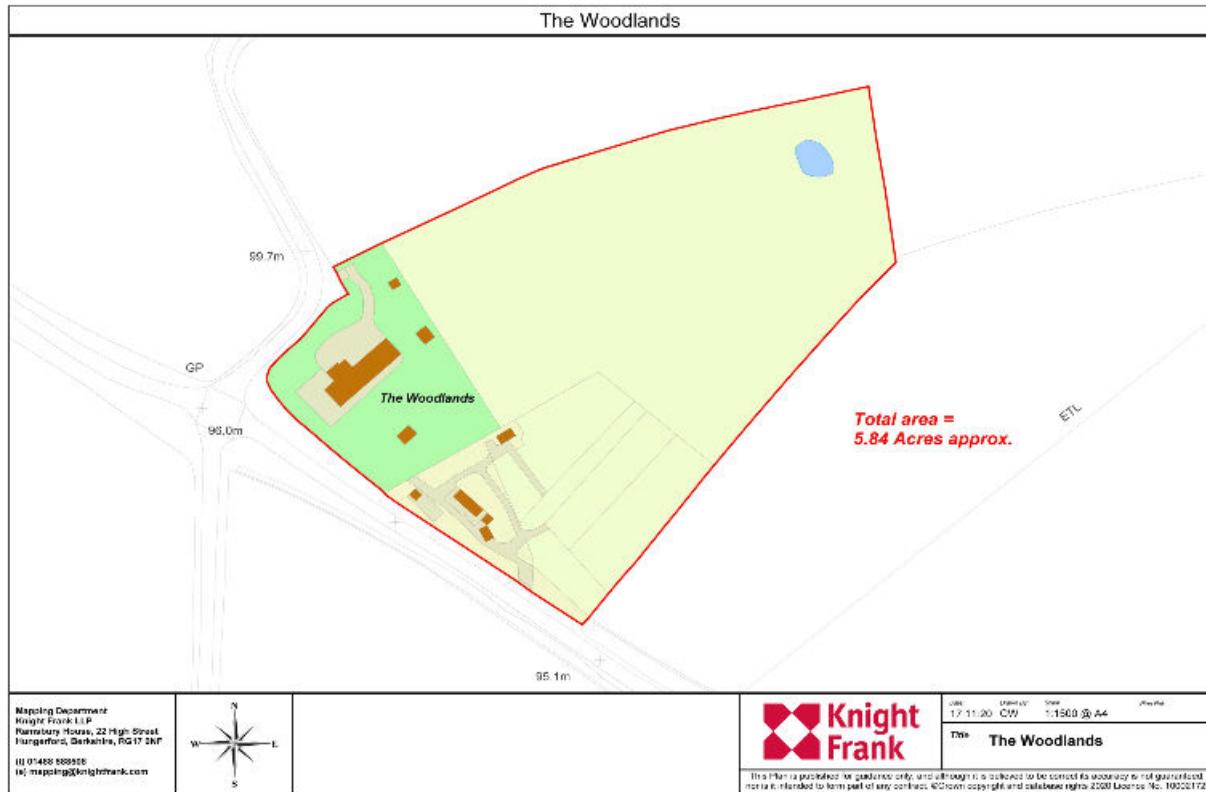
One enters the property via an entrance hall with doors radiating to the principal reception rooms and stairs rising to the first floor.

The principal reception rooms include a sizeable drawing room, sitting room and wonderful triple aspect conservatory with stunning views and bifold doors out to the rear gardens. The kitchen dining room is sure to be the hub of this family home with a beautiful range of wall mounted and base units beneath a Quartz worktop with a central island, integrated appliances including a dishwasher, oven and microwave, and ample space for a dining table. Bifold doors open to the rear gardens.

The first floor has a dual aspect principal bedroom suite with dressing room and en suite shower room, three further double bedrooms and a family bathroom. All the bedrooms have wonderful views over rolling countryside to the rear.

With access either from the main house or via a separate entrance, the wonderful one bedroom annexe is a great addition to the property and ideal for multi-generational living. The annexe has well-appointed kitchen dining room with a wooden worktop with central island, integrated appliances including an oven and dishwasher and double doors leading through to a dual aspect sitting room. The first floor comprises of a sizeable double bedroom with en suite shower room.





Gardens and grounds

One approaches the property via a gated entrance which gives access to the sizeable driveway with parking for a number of cars.

The formal gardens are well stocked with a range of mature trees and herbaceous borders. A mainly laid to lawn garden has a beautiful patio at the rear that wraps the property allowing one to follow the sun throughout the day.

There is a superb range of outbuildings including stables. Several paddocks separated by post and rail fencing and the large field beyond ensures that The Woodlands works well for those within an equestrian interest.

Services

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

Directions (B80 7EH)

From Stratford-upon-Avon, take the A3400 towards Henley-in- Arden. On reaching Wootton Wawen, at the village green, turn left, past the pub. Continue under the railway bridge and proceed for several miles. The property will be situated on the right hand side and elevated from the road at the first crossroads you come to. Turn right at the crossroads and first right into the driveway of the property.

Terms

Tenure: Freehold

Local Authority:

Stratford on Avon District Council. Council Tax Band: G

Viewing

By prior appointment only with the agents.





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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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Particulars dated November 2020. Photographs and videos dated November 2020.

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