



CAMP LANE, HENLEY-IN-ARDEN, B95 5QG  
ASKING PRICE OF £1,375,000



» Stunning Four/Five Bedroom Detached

» Located Within The Sought After Village Of Henley-in-Arden

» Significantly Extended & Modernised

» Breakfast Kitchen & Family Room

» Dual Aspect Living Room

» Principal Suite With Dressing Room & Ensuite

» Separate Garden Room/Gym/Annexe

» Sweeping Gravelled Driveway

» Private Gardens & Grounds

#### PROPERTY OVERVIEW

Located within a semi-rural area and the sought after village of Henley In Arden and set behind a private gated and sweeping gravelled driveway with gardens and grounds extending to approximately one acre is this beautifully presented and significantly extended detached family residence. This stunning detached property has been significantly extended and updated to the high standard throughout and boasts large reception rooms, magnificent open plan breakfast kitchen and family room extending to over thirty feet and four double bedrooms which could easily be converted into five bedrooms should an incumbent buyer require the same. Located within the gardens is a separate garden room / annexe / gym with small kitchen and toilet/sink area which also offers the versatility for someone who maybe seeking to work from home. All ground floor accommodation is accessed via an imposing entrance hallway fitted with a real oak bespoke spiral stair case with galleried landing. The entrance hallway provides access into a guest cloakroom, separate utility and storage room with all reception rooms including a large living room affording outstanding views of the terrace and gardens and is fitted with a bespoke log burner / fireplace, which was carved on site from real stone. The open plan breakfast kitchen and family room is finished with a bespoke kitchen with granite work surface, curved breakfast bar and a range of integrated appliances. There is also ample room for soft furnishings within the family area which affords French doors opening onto a further terrace. Conveniently located off the kitchen is a separate dining room with real oak flooring and large boot / shower room. To the first floor is an outstanding principal suite which truly requires internal inspection to be fully appreciated benefitting from a separate dressing room with bespoke fitted wardrobes and shelving and a large luxury ensuite with underfloor heating, real marble tiles on floor and walls and fitted with a circular unique marble bath, Jacuzzi and steam room. All remaining bedrooms are double bedrooms with bedrooms two and three serviced via a Jack and Jill ensuite with real marble tiles on floor and walls and shared dressing room. Bedroom four is serviced via the luxury family bathroom with real marble tiles on floor and walls. Of particular note is that the bedrooms providing sufficient space to easily convert the property into five bedrooms subject to the requirements of an incumbent buyer. A particular feature of the property is the privacy and extent of the landscaped gardens and grounds which include a separate annexe. The property has outside security lighting, electric gates and is fully alarmed. The annexe with real oak flooring, has the versatility to be used as either a home office / gym / granny or teenage annexe or as a garden room for which it is currently used. The gardens extend to the front, side and rear of the property and to the left hand boundary is a further large landscaped garden area which is ideal for a children's play area, football or cricket pitch. To view this most outstanding property please contact Xact Homes on 01564 777284.

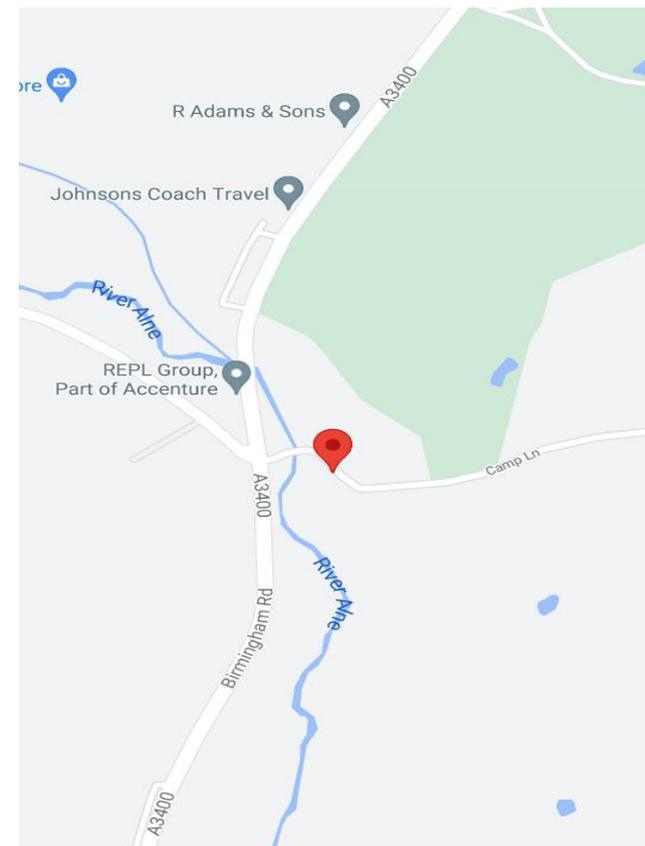
#### PROPERTY LOCATION

Located in the delightful village of Henley In Arden the property is less than a mile from the High Street which offers a wide choice of local shops, Inns, restaurants, train station and doctors surgery. Warwick Parkway Train Station is less than 8 miles away which provides a direct route to London, Marylebone. For more extensive social, cultural and retail amenities the ever popular riverside town of Stratford-upon-Avon is only 6 miles away and Solihull town centre is approximately 10 miles away. The centre of Birmingham is approximately 22 miles. This property is ideally situated for anyone who may need to commute between Birmingham or London and has easy access onto the M40 motorway providing transport links across the motorway and road network. Birmingham Airport is 15 miles away and has both domestic and international air travel. The area has a wealth of wonderful schools in both the private and public sectors and all within easy reach of this property.

<b>COUNCIL TAX</b>	Band E
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Water meter, mains gas, electricity and sewers
<b>BROADBAND</b>	BT - Fibre optic
<b>LOFT SPACE</b>	Boarded with ladder and lighting
<b>GARDEN</b>	All aspects (approx. one acre)

#### ITEMS INCLUDED IN THE SALE

AGA free standing cooker, extractor, microwave, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains and blinds, some light fittings, fitted wardrobes in four bedrooms, solar panels, underfloor heating (ensuite), garden sheds, all garden furniture including children's swing, slide and climbing frame and CCTV.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**ENTRANCE HALLWAY**

**LIVING ROOM**

30' 6" x 23' 2" (9.30m x 7.05m)

**BREAKFAST KITCHEN & FAMILY ROOM**

30' 6" x 23' 2" (9.30m x 7.05m)

**DINING ROOM**

15' 5" x 10' 9" (4.69m x 3.28m)

**UTILITY ROOM**

**SHOWER/BOOT ROOM**

**WC**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

23' 3" x 22' 4" (7.08m x 6.80m)

**DRESSING ROOM**

**ENSUITE**

**BEDROOM TWO**

23' 2" x 13' 0" (7.06m x 3.95m)

**JACK N JILL DRESSING ROOM**

**JACK N JILL ENSUITE**

**BEDROOM THREE**

24' 6" x 8' 11" (7.46m x 2.72m)

**BEDROOM FOUR**

15' 3" x 10' 8" (4.66m x 3.24m)

**BATHROOM**

**OUTSIDE THE PROPERTY**

**GARDEN/GYM/ANNEXE**

27' 5" x 19' 2" (8.36m x 5.85m)

**WC**

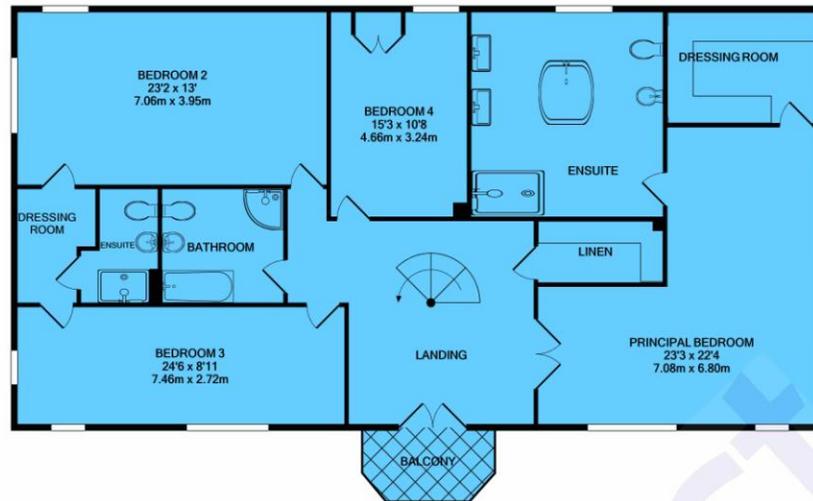
**STORE**

13' 7" x 5' 9" (4.14m x 1.75m)

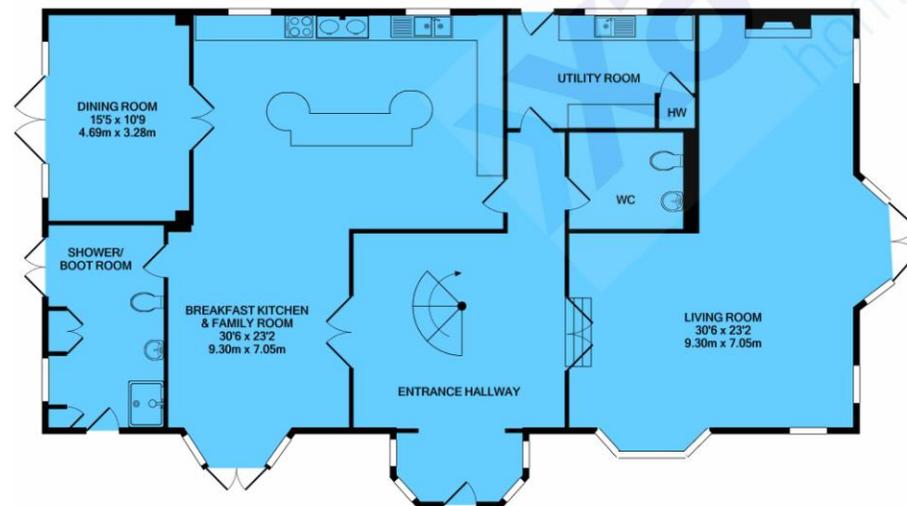
**LANDSCAPED GARDENS**



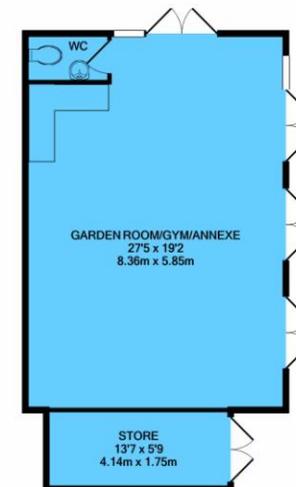




1ST FLOOR



GROUND FLOOR



ANNEXE

TOTAL APPROX. FLOOR AREA 4613 SQ.FT. (428.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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