



STATION ROAD, HENLEY-IN-ARDEN, B95 5JP
GUIDE PRICE 975,000



XX Significantly Extended & Absolute Immaculate

XX Four Bedroom Detached

XX Upon A Wide Plot

XX Individually Designed

XX Close To Henley Train Station

XX Three Reception Rooms

XX Principal Bedroom With Luxury Ensuite

XX Double Garage

XX Landscaped Rear Garden

PROPERTY OVERVIEW

Occupying a discrete location and located just a short walk into Henley in Arden High Street is this significantly extended and absolutely immaculate four bedroom detached property which has been significantly updated and improved by its present owners. Set behind a large block paved driveway with both electric double gates and a convenient pedestrian gate, this individually design family home truly requires internal inspection to be fully appreciated. All ground floor accommodation is accessed via the entrance hallway finished with Amtico flooring throughout and leading into a guest cloakroom. The ground floor consists of three excellent reception rooms including a snug / study to the front elevation, living room with feature fireplace and a large family room / sitting room located off the stunning and open plan kitchen diner with a continuation of the Amtico flooring, a modern fitted kitchen with central island and granite work surface and ample room for dining table and chairs. Off the kitchen is a utility with barn style courtesy door to the rear garden. To the first floor are four bedrooms and three bathrooms. The principal bedroom affords extensive fitted wardrobes and drawer units and leads into a large and recently updated luxury ensuite. Bedroom two also affords fitted wardrobes and ensuite facilities with the remaining bedrooms serviced via the family bathroom. Outside the property benefits from a double garage with electrically operated door to the front and a spiral staircase to the side of the property provides access to an annexe room above which could easily be used as a gym or office for those seeking to work from home. The patio and landscaped garden wrap around both sides and the rear of the property which are mainly laid with lawn, extensive patio areas for table and chairs and a useful storage shed, log store and side gated entrance. This is a rare opportunity to purchase a most beautiful home set within the sought after village of Henley In Arden. Please contact Xact Homes on 01564 777284 for your private viewing.

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.

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

BT - Fibre optic

LOFT SPACE

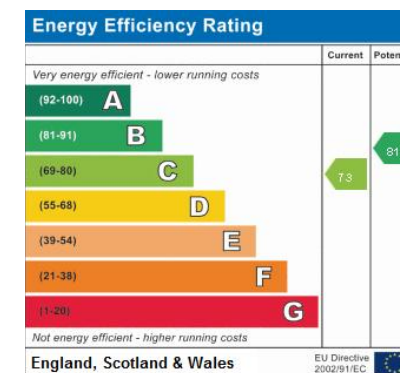
Part boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Stoves free standing cooker, extractor, microwave, wine fridge, dishwasher, all carpets, curtains, blinds, window shutters and light fittings, fitted wardrobes in four bedrooms, underfloor heating, garden shed and electric garage door.



FIRST FLOOR

PRINCIPAL BEDROOM

17' 5" x 17' 3" (5.30m x 5.25m)

ENSUITE

15' 11" x 6' 1" (4.85m x 1.85m)

BEDROOM TWO

15' 11" x 11' 6" (max) (4.85m x 3.50m)

ENSUITE

6' 7" x 5' 11" (2.00m x 1.80m)

BEDROOM THREE

12' 10" x 9' 6" (max) (3.90m x 2.90m)

BEDROOM FOUR

8' 6" x 8' 2" (2.60m x 2.50m)

BATHROOM

8' 2" x 6' 3" (2.50m x 1.90m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 9" x 17' 9" (5.40m x 5.40m)

OFFICE

17' 7" x 17' 7" (5.35m x 5.35m)

LANDSCAPED REAR GARDEN

HALL

WC

6' 1" x 4' 11" (1.85m x 1.50m)

SNUG/STUDY

16' 3" x 9' 2" (4.95m x 2.80m)

LIVING ROOM

18' 3" x 13' 0" (max) (5.55m x 3.95m)

KITCHEN/DINER

23' 9" x 21' 0" (max) (7.25m x 6.40m)

FAMILY/SITTING ROOM

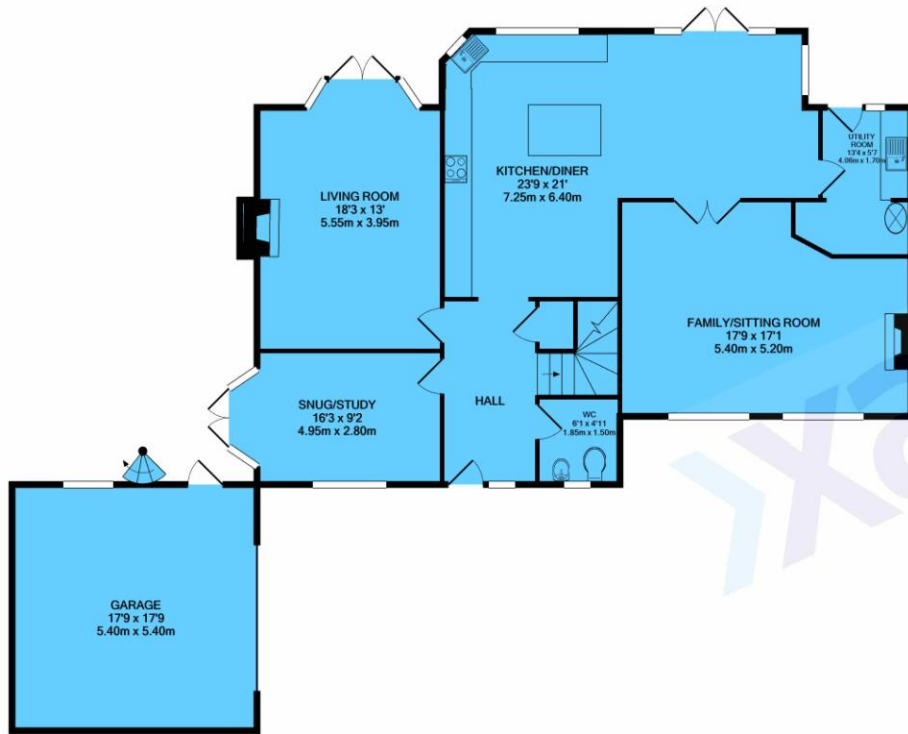
17' 9" x 17' 1" (max) (5.40m x 5.20m)

UTILITY ROOM

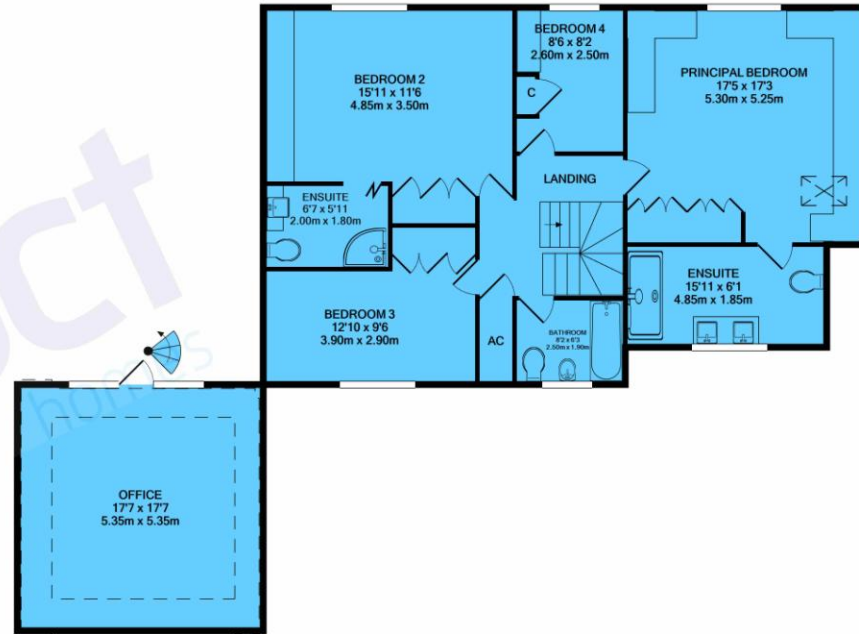
13' 4" x 5' 7" (4.06m x 1.70m)







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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