

Portfolio
Collection



Granby House, 279 High Street, Henley-In-Arden, Warwickshire, B95 5BG

Hunters

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Ⓜ VESRSATILE LIVING SPACE
Ⓜ 3 FLOORS PLUS CELLAR

Ⓜ 4 RECEPTION ROOMS
Ⓜ 4/5 BEDROOMS - AS SUITS

Ⓜ BREAKFAST KITCHEN
Ⓜ 2 BATHROOMS

Ⓜ PRIVATE GARDEN
Ⓜ COACH HOUSE GARAGE

GET YOUR PEN READY, AS THIS WONDERFUL HOME WILL TICK JUST ABOUT EVERY BOX ON YOUR WISH LIST. AN IMPOSING DOUBLE FRONTED GRADE II PERIOD RESIDENCE WITH ADAPTABLE LIVING SPACE ARRANGED OVER 3 FLOORS. PRIVATE COTTAGE STYLE GARDEN, DOUBLE GARAGE COACHHOUSE WITHIN PRIVATE GATED COURTYARD.

Purchase Price: £695,000

THE HISTORY

The historic High Street of Henley has along its avenue of lime trees many fine period homes of which this is one. Standing prominently at the southern end this 200 year old property has been in its time, an inn, The Marquis of Granby, a sweet shop, butchers and the NFU office. Adaptable still and offering scope to re-configure even today.

APPROACH

The exterior has recently undergone refurbishment & painting. Wide stone steps with handrail leads to the solid front door which opens into,

RECEPTION ROOM ONE 16' 4" x 13' 2 max" (4.98m x 4.01m)

This "L" shaped room has pretty secondary glazed bay window with fitted seat. the room features wide full depth illuminated Inglenook with Morso multi-fuel stove on a flagstone hearth, side log store under painted cross beam. oak flooring. Arched double doors into rear lobby and further door into,

RECEPTION ROOM TWO 18' 5" x 9' 10" (5.61m x 3m)

Matching secondary glazed bay window. Oak flooring. Central chimney breast with carved Pine fire surround and flagstone hearth.

REAR LOBBY

Quarry tiled floor. Staircase to the first floor with door below to,

CELLAR

Fully "tanked" with barrel ceiling. Lighting and automatic ventilation.

BREAKFAST KITCHEN 19' 4" x 9' 10" (5.89m x 3m)

Another "L" shaped room with vaulted ceiling which has 4 skylights. terracotta tiled floor to compliment with hand made solid wood "shaker" style units in creme under butchers block wood worktops. Range of floor cupboards and drawers plus integrated dish washer. China sink & drainer with mixer tap below small pane double glazed window with a delightful view down the cottage garden. White brick effect splash-backs with wall cupboards above.

Space for range style cooker with concealed extractor above. Space for microwave. Further dresser style unit with illuminated glass display cupboards. Space for American style fridge freezer. Gas central heating boiler. Door to,

OUTSIDE LOBBY

UTILITY

Essentially a closed in side passage. Plumbing for washing machine. power, lighting & shelving.

SNUG 9' 10" x 9' 0" (3m x 2.74m)

Quarry tiled floor. Corner fire surround. recessed Oak book case. Door to,

SUN ROOM 11' 1" x 10' 3" (3.38m x 3.12m)

Full height vaulted double glazed roof. terracotta tiled floor. Double french door out to the garden. Space saving open tread Oak staircase to mezzanine. step down to,

RECEPTION ROOM THREE 19' 2" x 10' 7" (5.84m x 3.23m)

Originally the Malt House but currently being used as a music room/office. A split level room with oak flooring, part full height vaulted ceiling with exposed beams. Windows to the rear & side. Wall mounted gas room heater.

MEZZANINE 10' 7" x 8' 10" (3.23m x 2.69m)

Skylight. Exposed wooden beam "A" frame. Glass balustrade & lighting.

ON THE FIRST FLOOR

BEDROOM ONE 16' 5" x 9' 6" (5m x 2.9m)

Large walk in wardrobe. Original fire surround. Door to,

BATHROOM

With a white suite. bath with shower over. Wash basin. ladder radiator. Internal door to,

WC

With doors into the room from the bathroom & landing. WC & wash basin.

BEDROOM TWO 16' 4" x 9' 11" (4.98m x 3.02m)

Central chimney breast with original fire and exposed ceiling beams.

BEDROOM THREE 10' 1" x 8' 10" (3.07m x 2.69m)

Currently used as a study with rear window overlooking the garden.

ON THE SECOND FLOOR

Approached via return staircase with double glazed window at the mid point. Opening directly into,

LANDING/LIBRARY/BEDROOM? 17' 4" x 17' 2" (5.28m x 5.23m)

With natural light through the double glazed rear window. Once again this is an "L" shaped room which as the title suggests can fulfil a variety of uses. Currently with extensive book shelving, large walk in store cupboard, painted beams and doors to,

BEDROOM FOUR 16' 4" x 9' 8" (4.98m x 2.95m)

Twin double glazed side windows enjoying a southerly aspect view across the roof tops. With fully vaulted ceiling with exposed painted ceiling beams.

BATHROOM

Free standing claw foot roll edged bath with side taps. Recessed shower entered via folding glass doors. Wash basin below side window. Chrome ladder towel rail/radiator. Extractor. Painted ceiling beam. Walk in store cupboard.

OUTSIDE

SHELTERED PATIO

Enjoying a high degree of privacy. Immediately outside the property is a sheltered dining / entertaining patio with a mature wisteria and raised stone borders.

COTTAGE STYLE GARDEN

Shaped lawn thereafter with stepping stone footpath edged with well stocked herbaceous borders. At the end of the garden is a further entertaining area which features a domed Summer House, box hedging and lighting. Gate out to courtyard and side door into,

COACHHOUSE DOUBLE GARAGE

Electric folding double doors which allows for twin parking spaces immediately in front. Open roof void that could be adapted if required. Power and lighting.

DRIVEWAY PARKING

Access is through electric gates into the courtyard of Henley Park Court. The Coachhouse, parking and bin stores and immediately in front of you.





GENERAL INFORMATION

VIEWING

Only through Hunters Henley In Arden Office – Tel: 01564 795757

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

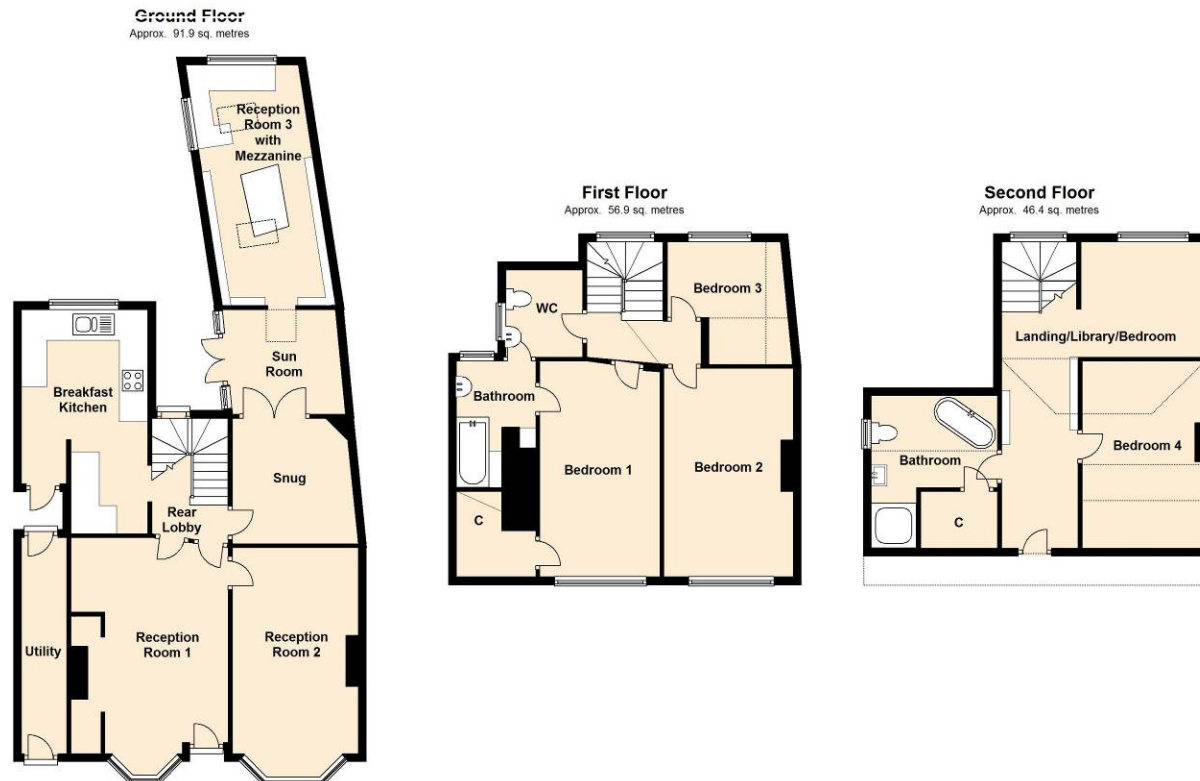
We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 795757 for your free quotation.

AGENTS OPINION

These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.





PROPERTY MISDESCRIPTIONS ACT: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

