



The Orchards
Buckley Green | Henley in Arden | B95 5QF

FINE & COUNTRY

THE ORCHARDS

"We bought the house seventeen years ago, and although back then it was really quite tired and in need of a lot of TLC, we fell for it the minute we laid eyes on it," says the owner.



Immense thought and consideration has gone into the remodelling works, to help create a luxurious modern living environment within the charm and character of a delightful period shell. Recent additions include a wet underfloor heating system throughout the ground floor, a Lutron Homeworks automated lighting system, CAT 6 network cabling throughout, offering 40+ network points, with a BT fibre optic to the premises, providing speeds of 200Mb, and a stunning glazed extension housing a top of the range Poggenpohl fitted kitchen. The well-balanced layout has also been improved by a way of a newly constructed two storey extension featuring an outstanding principle bedroom suite incorporating a hydrotherapy spa. The blend of modern refinement and period charm is further enhanced by its beautifully mature setting and impressive parkland like gardens, which extend to some 1.8 acres.



Situated towards the end of a quiet country lane, The Orchards is set back behind a lovely old stone wall with mature Hawthorn and Beech hedging. The enclosed pretty front garden has a lawned area to each side with a central pathway that leads down from the wrought iron gate to a most attractive period frontage adorned with a lovely mature Wisteria. The generous driveway has a purple slate bed with a grid beneath to avoid movement, even under heavy vehicles, and offers ample off-road parking together with access to a PrimeOak detached double open garage and a spacious, well equipped workshop and log store to the side.

On entering the property, you are immediately taken with the stylish contemporary interiors, smart Farrow & Ball to the walls, natural limestone tiled flooring and solid oak doors with superb contemporary brass door furniture.





To the right of the entrance hall is the first of four reception rooms. Currently used as a music room, it offers dual aspect views to the front gardens, superb built in solid oak shelving and a lovely feature wood burner within a traditional bathstone fireplace. Ideal as a snug or second office, this space offers versatility to families.

A couple of gentle steps in the wide reception hall lead down to double-opening solid oak doors into the very spacious living room. With superb proportions and a character feel from exposed beams, a magnificent inglenook fireplace and natural limestone tiled flooring throughout, this is a fabulous room for all the family to enjoy. The current owners also utilise this space as a home cinema room, complete with a retractable screen, a surround sound speaker system and projector together with wiring for the latest 9 channel Dolby Atmos system. Accessed from the living room is one of two, very smartly presented, ground floor guest wc's and a storage cupboard housing the Worcester Bosch oil boiler, high pressure water system and electrical services.





Leading on from the living room, through double oak doors, is the elegant and spacious formal dining room. This light and airy room has dual aspect windows and large bi-folding doors that open directly onto the outdoor terraces and garden views beyond, creating a superb space for summer entertaining. The focal point of this fabulous room is the large open fireplace set within a natural bathstone mantle.



The heart of this fine home however is the central kitchen, family and breakfast room. An array of cleverly designed storage is provided by way of a contemporary range of units and door fronts hand-crafted by the acclaimed specialist Poggenpohl, enhanced by Silestone worksurfaces, Zodiaq breakfast bar and a plethora of Miele appliances, to include Teppanyaki grill, wine cooler, two further fridges, two ovens, two warming drawers, steam oven, combi microwave and coffee machine and an AEG induction hob. The space is filled with natural light through a striking, frameless, glazed box extension to rear and for the wine connoisseurs, a concealed tubular cellar sitting below ground level, which holds 250 plus bottles and can be viewed via a toughened glass porthole window inset to floor. As with many areas of the property, the present owners have thought of some very creative ways to celebrate the heritage of The Orchards, none more so than the fabulous glass topped original 10m deep water well that sits adjacent to the wine cellar, and with clever lighting to both glass topped features it creates a wonderful effect during the evenings.



Leading from the kitchen is the well-proportioned laundry room. Contemporary John Lewis units that sit under smart glass countertops, make this generous, well equipped utility designed to cater for busy family life. In addition to this space is the equally impressive boot room, with ample space to keep coats and muddy boots all tidied away. The second of the ground floor wc's is accessed from the utility room and is conveniently placed for the spacious office that is also located in this part of the property. With a fabulous large picture window taking in the stunning garden views and an excellent range of built in solid walnut shelving, this space offers the perfect spot to work from home.



Seller Insight

“It's a very handsome-looking house with a large and really beautiful garden, and it sits in a gorgeous position towards the end of a very quiet lane in this spectacular countryside setting. The surroundings are green for as far as the eye can see so it feels as if you're in the middle of nowhere, however the lovely little town of Henley-in-Arden – which has a fabulous selection of little shops, restaurants and pubs – is just over a mile down the road so all of our day-to-day needs are catered for. It's a place that's allowed us to enjoy a superb sense of peaceful seclusion, but without the feeling of being isolated.”

“We lived in the house as was for quite some time, just to get the feel of the place and decide exactly what we wanted to do, and then we embarked upon a major project of renovation and refurbishment. The original layout was really quite higgledy-piggledy, so we opened it up to create a much better sense of light and space, and a better flow from room to room. We also added a large extension that's very in keeping with the style of the original part of the house, which has given us a series of rooms that are incredibly flexible in terms of their use.

However, the biggest change came with the addition of a fantastic glass extension that was added to the kitchen. The garden is so beautiful that we wanted to blur the line between inside and out so that we could enjoy the view and feel immersed in the outside space whatever the weather. It's a fabulous space; I can sit at the breakfast bar in the morning and watch the birds and even the deer that like to wander past when they think nobody's around... It's really quite magical.”

“The garden itself is just stunning and I'd go so far as to say it was the feature that for us proved to be the biggest selling point,” continues the owner. “It had been beautifully looked after by the previous owner so all of the planting is wonderfully mature, and it's been very well designed so it looks lovely no matter what the time of year. The lawns are peppered with beautiful trees, there are deep beds of shrubs and flowers, and we have a very pretty natural dell right at the very end so the whole space has the look of parkland. It's been a magical place for the children to play, and for my husband and I it's been ideal for relaxing and entertaining. It's something I'm really going to miss when we leave.”

The kitchen is the hub of the home and I love the way it connects so seamlessly with the garden. The family room, which is heavily beamed and features a large inglenook and wood burner is a large, but cosy-feeling space that's lovely on a cold winter's day. And the master bedroom suite, which incorporates a hydrotherapy spa bath, is another part of the house with the wow factor.”

“This is a place where we've been able to enjoy the best of both worlds. We can tuck ourselves away in our beautiful home and expansive garden, but in just a matter of minutes we can access everything we could possibly want or need. Stratford, Leamington, Warwick, Solihull... they are all around twenty minutes from here so we can take our pick.”

“The house originally dates back to the 1600s, and although it retains a good degree of its original character and charm, the work we've done anchors it firmly in the 21st century. We've installed underfloor heating, Lutron lighting, we have FTTP broadband... We've essentially futureproofed it.”

“What will I miss? Absolutely everything,” says the owner. “We're having to relocate, but if I could pick up the house and garden and take it with us, I honestly wouldn't hesitate.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





To the first floor, is the immaculately presented gallery landing with solid oak flooring and a vaulted ceiling, together with a lovely feature window overlooking the neighbouring fields. There is access from the landing to each of the six-character bedrooms, all beautifully presented and some with exceptional vaulted ceilings and exposed original Tudor beams. Servicing these bedrooms is the smart modern principle bathroom and separate guest shower room, both luxuriously presented and feature a range of Villeroy & Boch sanitary wear, fixtures and fittings.







With access either via a separate staircase or cleverly through a secret door from one of the other bedrooms, is the exceptional master bedroom suite. This most impressive room boasts a double-height vaulted ceiling with exposed oak beams and a glazed atrium to the rear. Cleverly designed to offer two distinctive areas to the room, there is space for the super-king master bed overlooking the stunning gardens, and behind this, is the fabulous Teuco hydrotherapy spa bath. Leading from the bedroom suite is a superbly spacious private balcony to make the most of the beautiful surroundings. To complete this master suite is a fabulous contemporary en-suite shower room with Villeroy & Boch sanitaryware, luxury fixtures and fittings and beautiful tiling. Next to this is an excellent sized airing cupboard and a very generous, well presented dressing room with a bank of fitted wardrobes to either side.











The grounds to The Orchards are equally as impressive as this family home, and as its name suggests, there are numerous fruit trees set amongst this fabulous park-like garden. Occupying approximately 1.8 acres this generous garden has much to offer a family in terms of outdoor space, including an old ancient dell with a hidden clearing creating a wonderful play area for children to safely enjoy. There is a huge array of mature trees, planted borders, neatly tended hedges all interspersed with rolling lawns. "Old York stone" terraces run the length of the property to the rear, creating the perfect spot for alfresco dining and entertaining, and with an automated awning to the glazed box extension, even on the hottest days this indoor /outdoor space can be enjoyed by all. Within the grounds of The Orchards is a charming period brick-built out-building and timber stable block, with possible future conversion to a separate annex or separate office space.



During the extensive works carried out on The Orchards over the years, and aside from those mentioned above, the present owners have made some fabulous upgrades, additions and changes that include:

Lutron HomeWorks – this control system allows central management of the lighting throughout the home, with the exception of two bedrooms and sensors fitted to the main bathroom and shower room. It also offers automated control over the cinema screen, en-suite heated mirrors, extractor fans and bronze pump for the hot water.

Double Glazing throughout the house with the new six pane “Slimlite” panes.

Oil Central Heating – a new oil tank was installed in 2013, followed by a new boiler installed in 2018. The system runs off two direct hot water tanks so there is always plenty of hot water to go around.

Sewerage Treatment Plan – in 2018 a new Klargester BioDisc was installed within the grounds, using the latest technology in eco-friendly sewerage treatment and low maintenance equipment.

Heating and hot water all controlled by the Hive system allowing full control even when away from home.

Re-roofing – during the re-modelling over the years, all but one section of the roof has been replaced since 2006 as well as insulated throughout.

All ground level floors were dug out and insulated to modern building standards



HENLEY IN ARDEN

Henley-in-Arden is a picturesque, historic Tudor market town located along the A3400 and lies 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Henley-in-Arden is known for its tree-lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, supermarket, post office, restaurants, public houses and the famous Henley Ice Cream Parlour. There are excellent primary and secondary schooling facilities as well as South Warwickshire College. For the sports lover, there is the local thriving Tennis Club as well as several golf clubs in the surrounding areas. The location has good transport links, Henley-in-Arden Railway Station provides links into Birmingham and Stratford-upon-Avon and just a short distance away Warwick Parkway Station, which has good train services to London Marylebone. Road communications are excellent with the M40 and M42, M5 and M6 motorways all within easy access.



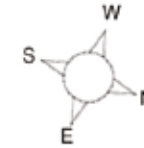
Oil Fired Central Heating
 Partial Underfloor Wet Heating (Ground Floor, Master Bedroom, Bedroom 5)
 Largestest biodisk sewage treatment plant
 Mains Electric & Water

Local Authority: Stratford Upon Avon District Council
 Council Tax Band: F
 The Property is Freehold

All items of fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.



The Orchards, Buckley Green, Henley-in-Arden
Approximate Gross Internal Area
Main House = 3939 Sq Ft/366 Sq M
Garage = 555 Sq Ft/52 Sq M
Stable and Stores = 383 Sq Ft/36 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8423993/WFF







RACHEL HYDE
SENIOR ASSOCIATE
Fine & Country Solihull
0121 746 6402 / 07966 473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT
SENIOR ASSOCIATE
Fine & Country Solihull
0121 746 6401 / 07713 251510
email: martin.grant@fineandcountry.com

With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

YOU CAN FOLLOW US ON



“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”

”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
39 Zenith House, Highlands Road, Solihull B90 4PD

