



EARLES
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**Corwen,
Chestnut Walk, Henley-In-Arden, Warwickshire, B95 5JN**

£595,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A rare opportunity to purchase a deceptively spacious semi-detached property which is situated on a private, no through road in a much sought-area of Henley-in-Arden. The property comprises; porch, entrance hall, downstairs WC, two reception rooms, a dining kitchen, separate utility room, three good-sized bedrooms and a family bathroom. It further benefits from an extensive landscaped rear garden, large gated driveway and a garage.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.



Corwen is set well back from the road behind a double 5-bar timber gate and pedestrian single gate. A large tarmac driveway provides parking for multiple vehicles and gives access to the garage. UPVC double glazed front door with matching side panel opens into:-

Porch

8'0" x 4'1" (2.45m x 1.25m)

With tiled flooring, radiator and feature painted window to the hall. A timber door with feature coloured leaded light insert opens into:-

Entrance Hall

With turned staircase rising to the first floor, under-stairs storage cupboard, radiator and doors through to the two reception rooms and door opening into:-

Guest Cloakroom

5'2" x 3'9" (1.59m x 1.16m)

With low level W.C. Pedestal wash hand basin, radiator and tiled flooring.

Front Reception Room

10'10" x 15'5" into the bay (3.31m x 4.72m into the bay)

With large UPVC double glazed bay window to the front and radiator.

Rear Reception Room

UPVC double glazed french doors with matching side panels open out to the rear garden. Feature brick fireplace with timber beam over and space for a log burning stove. Radiator.

From the entrance hall, a glazed timber door opens into:-

Dining Kitchen

15'5" x 14'6" (4.72m x 4.43m)

A beautifully appointed light and spacious room with UPVC double glazed french doors opening out to the rear garden. A range of wall, base and drawer units with work surfaces over, incorporating a breakfast bar. Inset 1 1/4 stainless steel sink unit with chrome mixer tap over. Built in electric fan assisted oven and grill, inset 4-ring gas burning hob with extractor hood over. Integrated dishwasher and refrigerator, further space for an American Style fridge/freezer. Tiling to splash backs. UPVC double glazed window with views over the rear garden. Two radiators and door opening into:-

Utility Room

4'0" x 3'10" (1.22m x 1.19m)

Matching kitchen wall units with roll top work surface and space and plumbing for an automatic washing machine and tumble dryer.

First Floor

A spacious galleried landing with UPVC double glazed window to the front, hatch giving access to the loft which is partially boarded and has a drop down ladder and lighting. Doors leading to three bedrooms and family bathroom.

Bedroom One (Front)

12'4" x 10'10" (3.77m x 3.31m)

UPVC double glazed window to the front and radiator.

Bedroom Two (Rear)

13'11" x 9'11" max / 8'7" min to chimney breast (4.25m x 3.04m max / 2.64m min to chimney breast)

With UPVC double glazed window overlooking the rear garden and radiator.

Bedroom Three (Rear)

9'4" x 7'7" min / 10'7" max into doorway (2.85m x 2.33m min / 3.23m max into doorway)

With UPVC double glazed window overlooking the rear garden and radiator.

Family Bathroom

9'3" x 6'4" (2.83m x 1.94m)

This luxurious bathroom comprises a 4 piece suite with feature roll top bath with chrome mixer tap and telephone shower attachment over. Quadrant shower cubicle with "Drench" head shower over, secondary shower attachment and paneling to splash backs, pedestal "Traditional English" wash hand basin, high level W.C. UPVC double glazed obscure window to the side, chrome ladder style heated towel rail and panelled walls to half height.

Rear Garden

A generously sized, well maintained, mature rear garden comprising two paved patio areas, ideal for outdoor entertainment. A number of lawned garden areas with feature flower beds and borders housing a wide range of plants, shrubs, flowers and bushes. A gravelled footpath leads to the

bottom of the garden with a feature arched pergola and timber gazebo with space for a hot tub. Further lawned areas with a wide range of mature plants, flowers, shrubs, trees and bushes. There are a number of cold water taps, one hot water tap and multiple power points.

Garage

17'0" x 9'11" (5.20m x 3.04m)

From the garden a timber door opens into the garage, with power and lighting, double timber garage doors to the front with large feature window over. Wall mounted "Valliant" combination boiler.

Additional Information

Services:

All mains services are connected to the property. The central heating system is controlled by "Hive" smart heating control.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

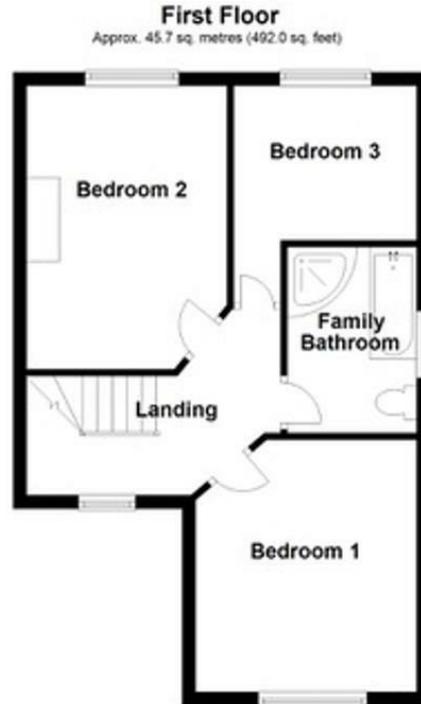
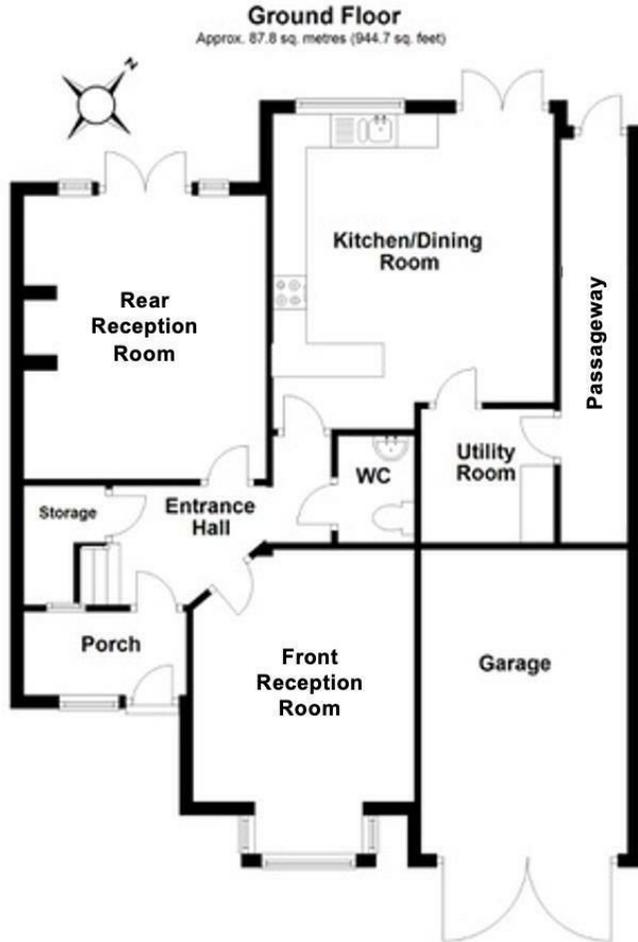
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 133.5 sq. metres (1436.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract.
Plan produced using PlanUp.