



**Arden Cottage,  
Henley Road, Great Alne, Warwickshire, B49 6HX  
£850,000**





The property is approached from the road via a block paved driveway that leads up to a gravelled area, which provides excellent parking to the front of the house. To the side, there are gates that give access to the double garage at the rear. The front garden is partly walled and is further afforded good privacy by a range of trees (including a weeping ash tree) and herbaceous plants.

**Canopy Porch**

With tiled flooring. Part-glazed pine panelled door into:

**Reception Hall**

21'7" x 6'10" (6.60m x 2.10m)

With door under the stairs leading to the cellar. Door into:

**Front Reception Room**

14'9" x 11'9" (4.50m x 3.60m)

With two wall light points, picture rail, and fireplace with ornate cast iron surround, former raised grate and inset electric effect wood burner.

**Dining Room**

14'9" x 11'9" (4.50m x 3.60m)

With square bay window (with metal casement and wooden frame) and suspended timber floor.

**Drawing Room**

21'11" x 14'9" (6.70m x 4.50m)

With coving to the ceiling, two windows to the side, timber casement glazed doors (with matching screens to either side) leading onto the paved sun terrace, and corner fireplace with tiled hearth and mantel over.

**Cloakroom**

7'6" x 5'10" (2.30m x 1.80m)

With part glazed door leading to the rear garden, low level WC, small wash hand basin, and built-in storage cupboard.

**Breakfast Kitchen**

**• Kitchen Area**

14'9" x 16'0" (max) x 9'6" (min) (4.50m x 4.90m (max) x 2.90m (min))

Being L-shaped; with a range of wall, drawer and base units with laminate finished work surfaces over, inset twin bowl/single drainer stainless steel sink with mixer tap over, fitted oil-fired AGA, combination oven and grill, inset 2-ring electric hob, space and plumbing for a dishwasher, service hatch through to the dining room, two pairs of double doors leading to the pantry cupboard, and small dresser-style unit with storage cupboards. Wide archway through to:

**• Breakfast Area**

9'10" x 6'2" (3.00m x 1.90m)

With timber casement double glazed window to the rear and a range of built-in wall units with fitted shelving underneath. Part-glazed pine door into:

**Rear Vestibule**

10'2" x 4'3" (3.10m x 1.30m)

With single glazed pitched roof, hardwood windows to two sides, double doors to the garden/boot storage cupboard, and matching part-glazed hardwood door leading to the paved terrace. Door into:

**Laundry Room**

13'9" x 12'9" (max) (4.20m x 3.90m (max))

With built-in storage cupboard (with shelving), fitted "Worcester Danesmoor 20/25" oil-fired central heating and hot water boiler with modern "Potterton" 7-day programmer, and old flagged flooring. Door into:

**Former Fuel Store**

Housing the electricity meter and modern consumer unit; with old-style single drainer stainless steel sink with drawers and storage space under.

**Cellar**

14'5" x 11'9" (4.40m x 3.60m)

With window (giving a certain amount of light), drain and fall to pump location (with pipe going outside), and float finished screeded floor.

**First Floor Landing**

21'11" x 6'6" (6.70m x 2.00m)

With hatch giving access to the roof space.

**Bedroom One**

16'0" x 14'9" (4.90m x 4.50m)

With windows to three elevations, two built-in wardrobes, and wash hand basin.

**Bedroom Two**

14'9" (max) x 9'6" (max) (4.50m (max) x 2.90m (max))

With window to the side and built-in wardrobe with further storage space above.

**Shower Room**

6'10" (max) x 5'10" (max) (2.10m (max) x 1.80m (max))

With windows to the rear, 3-piece suite comprising; shower cubicle with slide-around glazed doors and shower over, low level WC, wash hand basin, and chrome ladder-style towel rail.

**Bedroom Three**

14'9" x 9'6" (4.50m x 2.90m)

With window, built-in wardrobe with inset drawers, further storage cupboard, fitted bookshelves, and pedestal wash hand basin. Door into:

**Bedroom Four**

12'1" x 14'9" (max) (3.70m x 4.50m (max))

With window to the front, picture rail, basket grate fire, and pedestal wash hand basin.

**Bedroom Five**

14'9" x 11'9" (4.50m x 3.60m)

With window and picture rail.

**Main Bathroom**

10'2" x 5'10" (3.10m x 1.80m)

With 3-piece suite comprising; panelled bath with central mixer tap, low level WC, vanity unit with inset wash hand basin and mixer tap, and tiling to splashback areas.

**Walk-In Airing Cupboard**

With factory insulated copper hot water cylinder, immersion heater and slatted linen shelving.

**Double Garage**

19'0" x 16'0" (5.80m x 4.90m)

Of brick and sectional concrete construction; with timber flat roof (felted), two pairs of timber access doors, and concrete floor.

**Rear Garden**

Mainly laid to lawn with a paved patio area, timber garden shed and aluminium greenhouse. To the end of the garden, there is a fence and gate that leads into the small orchard and copse area, which marks the edge of the Northern boundary.

**Lean-To Garden Shed**

Located at the back of the double garage and being of timber construction; with concrete floor.

**Adjoining Log Store**

**Aluminium Greenhouse**

**ADDITIONAL INFORMATION**

\*NOTE\*

Along the property's Eastern boundary runs a convenient footpath, ideal for dog walkers, which leads up to the woodland of Maudslay Park and links with footpaths and bridleways at the end of Park Lane.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Three being rated 'Good outdoor' and O2 and Vodafone being rated 'Variable outdoor'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band G

Fixtures & Fittings:

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

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, and water are connected to the property. The heating is via an oil-fired boiler, which is located in the laundry room.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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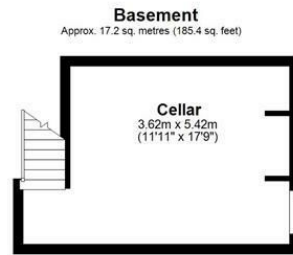












Total area: approx. 280.1 sq. metres (3015.4 sq. feet)

