



EARLES
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Arden Cottage,
Henley Road, Great Aune, Warwickshire, B49 6HX

£850,000

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

Arden Cottage is an impressive early Victorian family residence that occupies an elevated position and is set well back from the Henley Road, which links Alcester with Wootton Wawen via Little Alne. The property offers considerable scope for refurbishment, providing an exciting opportunity for a new owner to create a home tailored to their family's needs and to add their own personal style throughout. The gardens and grounds extend to nearly two-thirds of an acre, are predominantly laid to lawn, and include an orchard and a small copse at the far end of the plot, which adjoins the woodland of Maudslay Park.

Great Alne is a delightful village with a primary school, village hall, The Mother Huff Cap (Nepalese & Indian restaurant) and 13th Century parish church. The area is surrounded by glorious open fields, which, together with the River Alne, make for very pleasant country walking. The property is well placed for the small Roman town of Alcester, which offers such facilities as shops (including Tesco Express and Waitrose), cafés, restaurants, pubs, post office, doctors' surgery/health centre, and both primary and secondary schools, including a grammar school. It is within easy access of the A46, which, in turn, gives links to the A44, A422 and A435, enabling efficient travel to the Cotswolds, Evesham, Stratford-upon-Avon and Worcester. The property is also well placed for the M5 and M40 motorways, which provide links to Birmingham, Cheltenham and Gloucester. Local rail services are available from Wilmcote and Wootton Wawen between Stratford-upon-Avon and Birmingham City Centre. In addition, the nearby railway stations at Evesham and Honeybourne offer regular, direct trains to Worcester, Oxford and London (Paddington).



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.

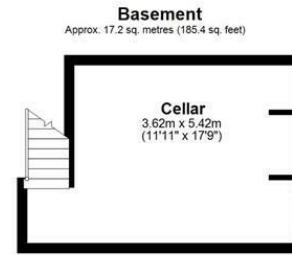
Viewing:

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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