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170 High Street
Henley-In-Arden, Warwickshire B95 5BN
Offers In Excess Of £550,000

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

This beautiful character cottage is situated on the prestigious High Street of Henley-in-Arden and offers substantial gated parking to the rear. Arranged over three floors the property briefly comprises; entrance hall, front reception room, large living room, cloakroom, modern light and spacious breakfast kitchen, two double bedrooms and bathroom to the first floor (master with en-suite), and third double bedroom to the second floor. The property further benefits from a delightful landscaped West Facing rear garden, a fantastic home office / studio and W.C, substantial cabin / summerhouse and a large 'resin' gated driveway which provides parking for multiple vehicles.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



From the High Street, a front door opens into:-

Entrance Hall

With staircase rising to the first floor, radiator and timber part glazed door opening into:-

Front Reception Room

11'9" x 8'7" min / 10'0" max (3.60m x 2.64m min / 3.05m max)

With flagstone flooring, feature fireplace with space for an electric fire with timber mantle over, radiator, fitted wall units and shelving, secondary glazed window to the front and a glazed timber door opens into:-

Living Room

19'9" x 13'0" max / 12'3" min (6.04m x 3.97m max / 3.74m min)

Feature open fireplace with timber mantle over, two radiators, secondary glazed obscure window to the side and door opening into:-

Cloakroom

4'11" x 2'11" (1.50m x 0.89m)

With low level W.C, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash backs, chrome ladder style heated towel rail and extractor fan.

From the living room, glazed double doors open into:-

Breakfast Kitchen

This light and spacious modern breakfast kitchen comprises a range of wall, base and drawer units with quartz work surfaces over and feature breakfast bar with roof lantern over, inset 'Blanco' sink unit with chrome 'spray' mixer tap over, integrated 'Bosch' dishwasher, built in 'Bosch' eye level microwave, oven and grill, additional 'Bosch' fan assisted oven, large inset 6-burner gas hob with extractor hood over, integrated 9kg automatic washing machine, integrated 'Candy smart pro 7kg' condenser tumble dryer, large integrated refrigerator, large integrated freezer, double doors to larder unit with fitted shelving and lighting, wall cupboard housing the 'Worcester' combination boiler. Integrated wine racks, various kitchen lighting to include ceiling spots, wall lights, three feature hanging ceiling lights over breakfast bar and under-cupboard lighting, laminate flooring, modern vertical style radiator and glazed double doors to the rear garden.

First Floor

Two feature leaded light internal windows to the stairs, door to storage cupboard with double glazed window to the rear. Radiator, secondary glazed window to the side, hatch giving access to the loft with drop down ladder, lighting, partially boarded and offers substantial storage space, doors to two bedrooms and bathroom.

Bedroom One

20'0" x 8'11" max / 7'8" min (6.11m x 2.72m max / 2.34m min)

With double glazed window to the rear, radiator, set of six 'Pax' fitted wardrobes with internal lighting and three full length mirrored doors offering substantial hanging space, drawers and shelving, and door opening into:-

En-Suite

5'11" x 4'1" (1.82m x 1.27m)

Quadrant shower cubicle with mains fed 'Drench Head' shower over and secondary shower attachment, vanity unit with inset wash hand basin and chrome 'waterfall' mixer tap over, low level W.C, tiling to splash backs, fitted tall white metal shelving unit providing storage, 'mirrored door' double bathroom cabinet with co-ordinating shelving, double glazed obscure window to the rear, chrome ladder style heated towel rail, tiled flooring and extractor fan.

Bedroom Two

11'11" x 10'0" max / 8'11" min (3.64m x 3.07m max / 2.72m min)

With secondary glazed window to the front, radiator, four 'Pax' fitted wardrobes with internal lighting and one full length mirrored door, and door to:-

Bathroom

A modern bathroom suite comprising panelled bath with mains fed shower over, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C, chrome ladder style heated towel rail, secondary glazed window to the side, tiling to walls and floor, and extractor fan.

Second Floor

With staircase rising to the second floor with built in cloaks cupboard with hanging rail, and door opening into:-

Bedroom Three

13'0" x 12'2" (3.98m x 3.71m)

With exposed wooden flooring, dual aspect with secondary glazed windows to the front and side, radiator and door to built in wardrobe with double hanging rail and lighting.

West Facing Rear Garden

This attractive landscaped rear garden features a paved patio area ideal for outdoor entertaining, external lighting, raised borders house a range of mature plants and shrubs with decorative slate. Steps lead to a lawned garden area with more feature borders housing a range of plants, shrubs and trees. A timber gate provides side access to the front of the property. There is a further paved patio area ideal for 'al-fresco dining', with feature slate seating area. There is an outdoor store cupboard, two double outside electric sockets, outside tap and double doors open into:-

Home Office / Studio

15'4" max / 14'9" min x 7'8" (4.69m max / 4.52m min x 2.35m)

This fantastic fully functional room offers power and lighting, laminate flooring, electric panel radiator and double glazed window to the rear.

From the garden, a separate timber door opens into:-

W.C.

4'2" x 4'7" (1.28m x 1.42m)

With low level W.C, vanity unit with inset wash hand basin with chrome mixer tap over and separate hot water tap, electric panel radiator, chrome ladder style heated towel rail, laminate flooring, power and lighting.

From the garden, a feature wrought iron arched trellace leads through to:-

Parking Area

An impressively large resin driveway with feature 'Iroko' hardwood lockable gates which provide parking for multiple vehicles. The parking is accessed via The Yew Trees. There is also a timber shed and substantial summerhouse/cabin.

Substantial Cabin / Summerhouse

With double glazed windows to the front, two electric panel radiators, power and lighting.

Additional Information

Property:

Grade 11 Listed

Services:

Mains drainage, electricity, gas and water are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band C

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).

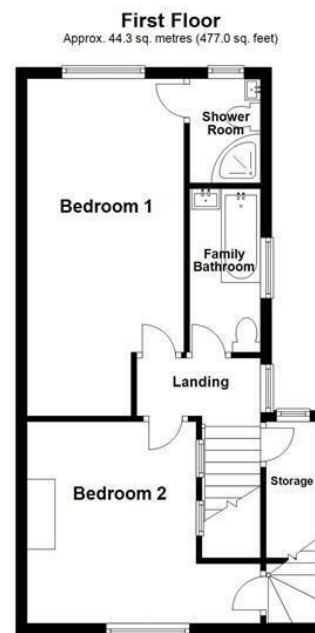
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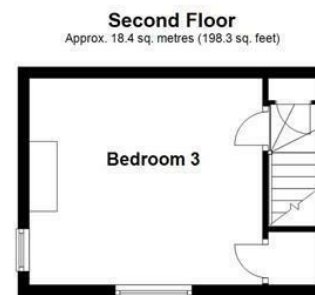




Ground Floor
Approx. 97.7 sq. metres (1051.1 sq. feet)



First Floor
Approx. 44.3 sq. metres (477.0 sq. feet)



Second Floor
Approx. 18.4 sq. metres (198.3 sq. feet)

Total area: approx. 160.4 sq. metres (1726.4 sq. feet)
Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.