

# Coming Soon

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property consultants

Guide Price  
£1.2 Million

## Ullenhall

4 BD | 2 BA | 1.23 ACRES | 3046 SQ.FT.

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Wyndpsoint Church Road, Henley-In-Arden, B95 5NR

**Guide price £1,200,000**

AN EXCELLENT OPPORTUNITY FOR FURTHER DEVELOPMENT STPP

This spacious detached executive home is sitting on an enviable plot extending to 1.23 acres in the highly desirable village of Ullenhall, located on the edge of village the plot has an excellent level of privacy and provides uninterrupted views over the Warwickshire countryside. The property would benefit from updating but offers a buyer plenty of scope to add value, the plot would allow for a significant extension or a replacement dwelling subject to planning permission.

## Ground Floor

The porch leads into the spacious entrance hall with a gallery landing and downstairs cloakroom. Leading off the hallway is the open plan kitchen and dining room with a walk in pantry, patio doors open onto the terrace to enjoy the beautiful landscaped gardens and door to the side leads into the very large utility, from here you can gain access into the integral double garage, to the right of the hallway is the extremely generous living room with picture windows and patio doors opening onto the terrace, that frame the breathtaking view, there is a sun room that wraps around the side of the living room completing the ground floor. The stairs rise to the first floor.

## First Floor

The staircase rises to the first floor galleried landing, the bedrooms on this floor are all spacious double bedrooms. The principle bedroom is ensuite, with views over the rear garden. Bedroom two, three and four share the family bathroom. There is an extremely large loft space on this floor.

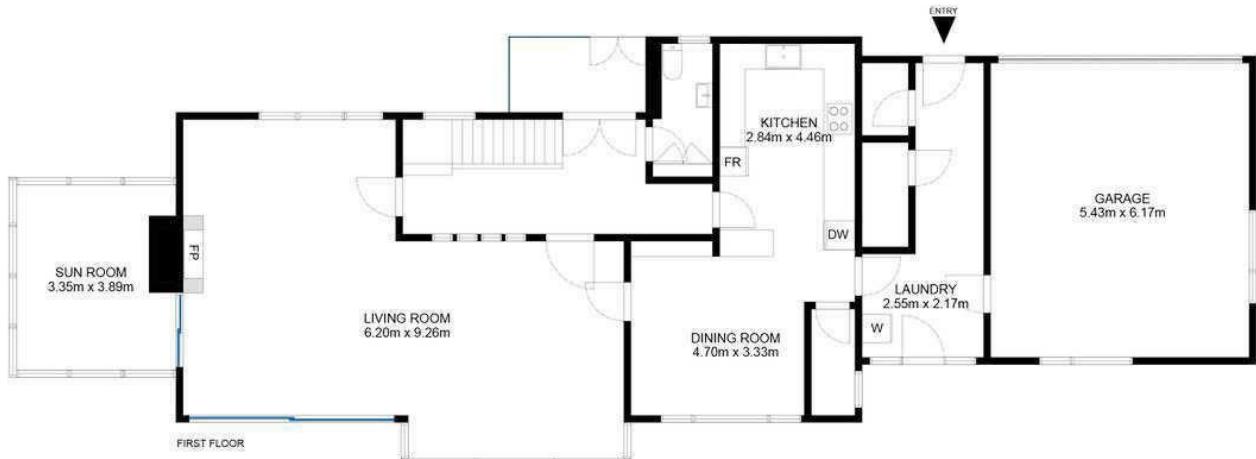
## Outside

The ample in and out driveway has parking for multiple cars and there is a separate detached large workshop (this is subject to an uplift clause, should it ever be separated from the main house and developed). The gardens are delightful and have mature species of trees and shrubs, the large terrace provides an excellent space for enjoying alfresco dining or soaking up the sun whilst enjoying the views.

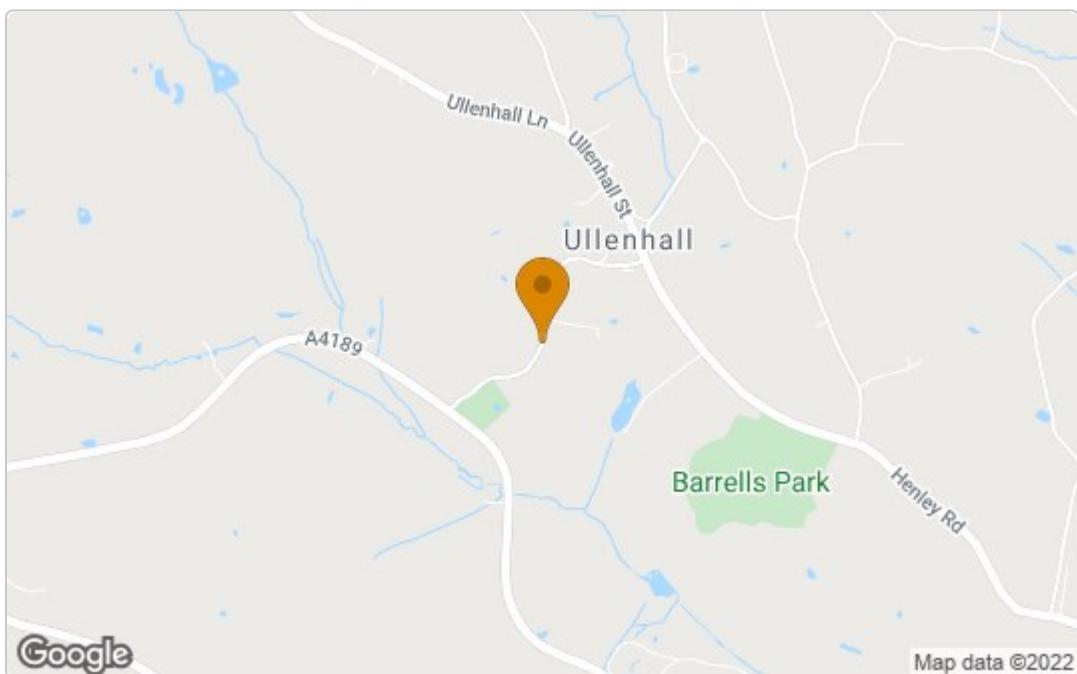
## Location

Henley in Arden 3 miles (trains to Birmingham Snow Hill and Stratford upon Avon), M42 (J3) 4 miles, M40 8 miles, Warwick 12 miles, Warwick Parkway Station 10 miles (trains to London Marylebone), Birmingham Airport 18 miles (distances approximate)

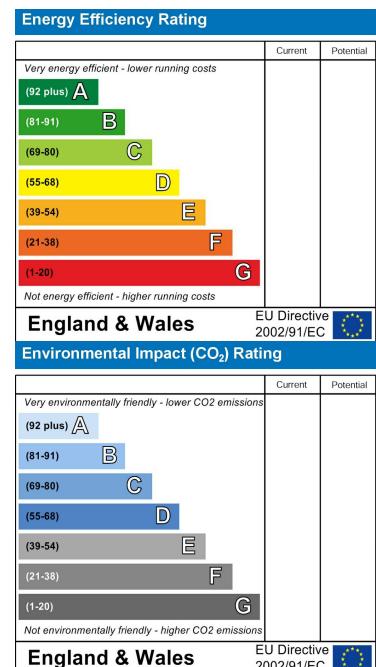
# Floor Plan



## Area Map



## Energy Efficiency Graph



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