

FOSTERS FARM HENLEY ROAD
ULLENHALL
B95 5NE


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled within the grounds of Fosters Farm in the charming village of Ullenhall, this beautiful three-bedroom detached home is a true gem. Surrounded by expansive land, it offers tranquil living and a chance to enjoy life in the great outdoors.

ACCOMMODATION

Ground Floor:

Entrance hallway
Utility room
Guest cloakroom
Pantry
Study
Kitchen/dining room
Sitting room

First Floor:

Landing hallway
Bedroom 1 with dressing room and ensuite
Bedroom two with ensuite
Bedroom three with ensuite

Garden and Grounds:

Electric security gates
Use of 60 acre grounds
Ample parking
Paved footway
Laid to lawn rear garden with patio area

Approximate gross internal floor area: 2063.9 sqft (191.7 sqm)

EPC Rating: B

Mains water charges, council tax and broadband charges are included in the rental

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Ullenhall is a charming village located in the county of Warwickshire, England, near the town of Henley-in-Arden. The architecture in Ullenhall reflects its historic past, with a mix of traditional English cottages and larger, more stately homes. Conveniently located nearby is the town of Henley-in-Arden, which provides access to essential amenities and services. Henley-in-Arden is a charming market town with a range of shops, cafes, restaurants, and pubs, offering a variety of options for residents and visitors. It also has a railway station and is on the Stratford on Avon/Birmingham line, offering easy travel to both.

There are numerous walking and cycling paths that wind through the scenic countryside, allowing visitors to enjoy the natural beauty of the area. Additionally, the nearby Clowes Wood and the Wootton Wawen Aqueduct offer fantastic spots for nature enthusiasts and those seeking outdoor adventures.

The village lies within easy travelling to Birmingham, Redditch, Alcester, Warwick, Solihull and Stratford-upon-Avon. It is also well placed for easy access to further regional centres by way of the A435, M42, M40 and M5 as well as to Birmingham International Railway Station, Airport and the NEC.

Description of Property

Upon entering this remarkable property, you are welcomed into a bright and inviting entrance hallway. The combination of white walls, light flooring, and oak doors creates a sense of brightness and elegance. From here, convenient access is provided to the utility room, pantry and the kitchen/dining room. A guest cloakroom, featuring a WC and sink, adds to the practicality of the space. The ground floor benefits from underfloor heating throughout.

The utility room exudes a light and airy atmosphere. Fitted cupboards provide additional storage options, while a sink enhances functionality. The utility room also contains the equipment required for the ground source pump heating system. The adjacent pantry, also accessible from the hallway, is currently used as a wine storage and is a valuable addition to the property.

Moving forward, you will find the kitchen/dining room. The kitchen showcases white cabinets and worktops and floor-to-ceiling cabinets in a dark grey shade, which beautifully contrast together. The kitchen is equipped with appliances, including an integrated double oven, two microwaves, induction hob with an overhead extractor fan, boiling water tap, and a freestanding fridge/freezer. A separate dining area adjacent to the kitchen is perfect for family meals, and a seating area with a mounted flat screen TV, overlooks the gardens, allowing for a seamless indoor-outdoor living experience with double doors providing convenient access to the patio area. The staircase leads to the first floor.

Located opposite the kitchen, the study offers a peaceful retreat for those working from home. With its garden views and abundant natural light, it provides an ideal space for focus and productivity.

Next to the staircase, is the spacious sitting room. Adorned with white walls, high ceilings, and carpet flooring. The focal point is a striking bare brick inglenook fireplace containing a log basket and lighting feature, adding a touch of warmth and charm. The room benefits from a wall mounted flat screen TV. Abundant natural light fills the room through the windows and double doors, which seamlessly connect to the patio garden area, creating a

delightful indoor-outdoor flow.

Ascending to the first floor, you are greeted by a landing hallway adorned with natural light streaming through two skylights, creating a fresh and airy atmosphere. The continuation of white walls and light carpeting throughout maintains the bright and inviting atmosphere. From the landing, you have access to the bedrooms.

Bedroom one is truly impressive in size with a vaulted ceiling and has an ultra-modern silent fan fitted to the ceiling. This spacious room is complemented by its own dressing room, providing ample storage space for clothing and personal belongings. The ensuite bathroom is a luxurious retreat, featuring a shower, bathtub, WC, and sink. The room is bathed in natural light from the four skylights in the bedroom and two skylights in the dressing room.

Bedrooms three and four also offer generous proportions, ensuring comfort and privacy. Each bedroom boasts its own ensuite shower room, complete with a WC, shower cubicle, and sink. Similar to bedroom one, these rooms are filled with natural light from skylights and windows, creating a bright and welcoming atmosphere. Bedroom two benefits from a large window that overlooks the rear garden and the surrounding fields and similar to bedroom one, has a vaulted ceiling.

Gardens and Grounds

The front of this property greets you with a spacious gravel driveway via electric security gates and provides ample parking space, while a well-maintained paved footway leads to the entrance. Framed by mature trees and hedges, the property is embraced by natural beauty. Clear access around the house ensures convenience and easy passage to the rear garden, allowing for seamless outdoor enjoyment.

The garden boasts a generous patio area and a charming stone gravel area ideal for alfresco dining and evenings outside enjoying the surrounding rolling countryside views.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Tamworth Road/A453, at the roundabout take the 4th exit onto A38, at the roundabout take the 1st exit and stay on A38, take the M6 Toll slip road to Coventry, keep right and merge onto M6 Toll, merge onto M6 Toll, continue onto M42, keep left to stay on M42 and follow signs for The S /W/M5/London (S&W)/M40/Coventry, at junction 3A exit onto M40 towards London/Warwick/Stratford, at junction 16 take the A3400 exit to Henley, at the roundabout take the 2nd exit onto Stratford Road/A3400, turn right onto New Road/A4189, turn right towards Henley Road, turn left onto Henley Road and the property will be on your right.

Distances

Birmingham - 17.9 miles
M6 Toll - 30.3 miles
M6 - 24.8 miles
M42 - 9.6 miles
Birmingham International - 15.8 miles
NEC - 14.7 miles

(Distances approximate)





These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

EPC rating: B

Broadband average area speed: 80-100 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

We understand that mains water, drainage and electricity are connected.

There is no gas at the property. Sewerage is dealt with by a Klargestor Bio disc system. Mains water charges and council tax charges are included in the rental.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: June 2023
Particulars prepared: June 2023



Total area: approx. 191.7 sq. metres (2063.9 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
Area excludes any white filled walls
For more information please contact the agent

The Carriage House, Fosters Farm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) A			
(81-91) B		83	
(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	

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.