



Brook End Drive, Henley-In-Arden, B95 5JA

Guide price £715,000



* HENLEY-IN-ARDEN * FOUR BEDROOMS * DETACHED * MODERN KITCHEN * LARGE LOUNGE DINNING ROOM * ADDITIONAL SEPARATE RECEPTION ROOM * TWO BATHROOMS * LARGE CORNER PLOT *

Situated in the Brook End Drive and very sought after location, just a short walk from Henley High Street. This extended four-bedroom detached property on a corner plot offers spacious, luxurious living. Highlights include an expansive open-plan lounge and dining room with dual-aspect windows and a cosy fireplace with a log burner, a modern kitchen with high-end finishes, a separate utility room, downstairs cloakroom, and an additional separate playroom/sitting room. Upstairs are four generously sized bedrooms, a family bathroom, and an en-suite. Further benefits include a large garage, ample driveway parking, and a fantastic-sized, private rear garden.



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This substantially extended four bedroom detached property with a garage sits proudly on a corner plot, accessed via a block-paved driveway that offers ample off-road parking. Adjacent to the driveway is a neatly maintained front garden, graced by an elegant tree. The driveway gracefully leads to the garage and wraps around to the inviting entrance porch.

Upon entering the front door, you're welcomed into a modern, luxurious interior. A convenient porch flows into the inviting entrance hall, with doors leading to various rooms and a staircase ascending to the first floor.

The open-plan lounge and dining room offer a spacious and versatile family living area, spanning over 10 metres with a well-proportioned rectangular layout ideal for flexible furniture arrangements. Dual-aspect windows allow for excellent natural light throughout the day. The lounge area features a large front-facing window, a cosy fireplace with a contemporary log burner, and two interior window arches that add a touch of character. The dining area accommodates a generously sized table, with sliding doors that open onto the rear garden, while double doors provide access to the playroom.

The playroom/sitting room serves as an additional versatile living space, featuring a side window that brings in natural light and double doors that open onto the rear garden.

The modern kitchen, finished in neutral tones, offers an extensive range of wall and base units topped with sleek CORIAN work surfaces. Integrated AEG appliances include a double oven, warming drawer, two four-ring induction hobs with extractor hood, fridge/freezer, and dishwasher, complemented by an inset stainless steel sink. High-shine floor tiles and inset ceiling lights add to the contemporary feel, with a window overlooking the rear garden. A separate utility room provides additional storage and space for extra appliances, with an external door leading to the property's side.

Completing the downstairs living accommodation is a cloakroom with a W.C., wash basin, and a convenient cloaks cupboard. A side window allows natural light into the space.

On the first floor, there are four generously sized bedrooms, a family bathroom, and an en-suite. Bedroom one features a rear-facing window, while bedroom two also has a rear aspect and includes an en-suite. Bedroom three benefits from a front-facing window and fitted wardrobes, and bedroom four features a full-width window and fitted wardrobe. The family bathroom is equipped with a bath with an overhead shower and sleek glass shower screen, a sink with vanity, and a W.C. High-shine floor tiles and full-height wall tiles around the bath complete the modern look with stylish finishing touches.

This generous, private rear garden features a spacious paved patio, perfect for outdoor dining, with a well-kept lawn bordered by flower beds and established trees. Towards the back, there's an additional two-tiered paved area, along with a practical shed, all securely enclosed by fencing.

Location: Henley-in-Arden is a picturesque, historic market town situated along the A3400, just eight miles from Stratford-upon-Avon and Solihull. It offers excellent access to the M40 at Lapworth Hill (2 miles away), connecting to the M42, M5, M1, and M6. Key amenities such as the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour drive. The town features a diverse selection of local shops, a doctors' surgery, inns, and restaurants, along with primary and secondary schooling facilities. Rail and bus services provide convenient commuter links to Stratford-upon-Avon, Solihull, and Birmingham.

Porch

Entrance Hall

Cloakroom

Kitchen 9'7" x 14'6" (2.94m x 4.42m)

Utility 7'6" x 3'9" (2.30m x 1.16m)

Lounge / Dining Room 33'7" x 12'5" (10.26m x 3.81m)

Play Room / Sitting Room 14'6" x 13'2" (4.44m x 4.03m)

Bedroom 1 12'6" x 14'5" (3.83m x 4.41m)

Bedroom 2 9'0" x 10'2" (2.76m x 3.10m)

Bedroom 3 10'4" x 13'6" (3.15m x 4.14m)

Bedroom 4 8'3" x 12'5" (2.52m x 3.80m)

Family Bathroom 6'10" x 9'4" (2.10m x 2.86m)

En-Suite 7'6" x 5'10" (2.30m x 1.78m)

Garage 18'6" x 13'7" (5.65m x 4.16m)



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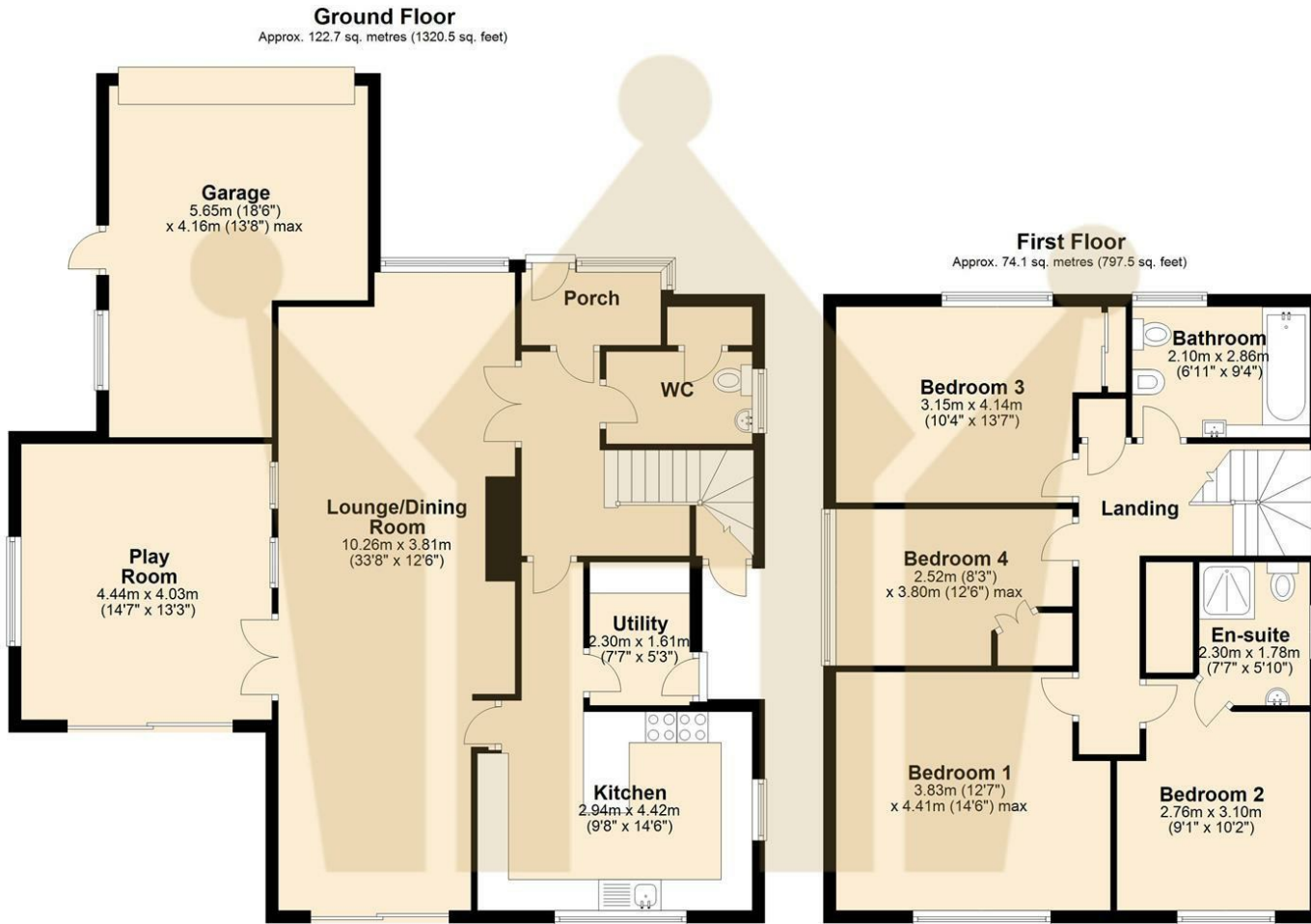


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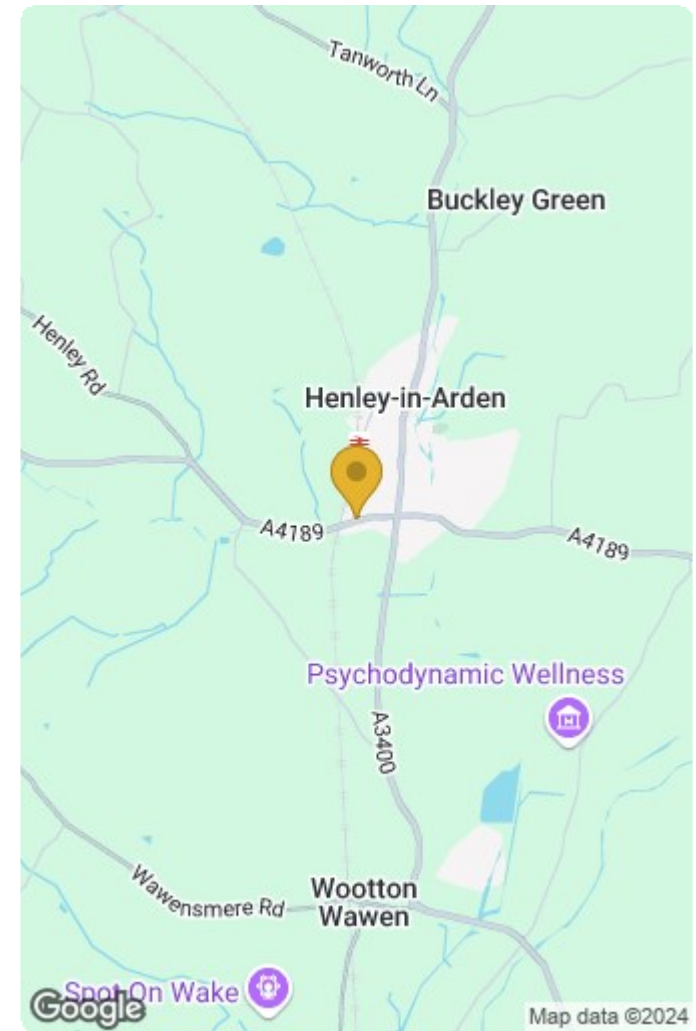


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Total area: approx. 196.8 sq. metres (2118.0 sq. feet)



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		66	78
	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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		