



De Montfort House

Henley-in-Arden

theAgents
property consultants

Positioned beautifully within its surroundings, with a fantastic outlook over the rolling hillsides of Warwickshire. Benefiting from approximately 1.5 acres of land, this property is a rare find in today's market.

**DE MONTFORT HOUSE
HENLEY-IN-ARDEN**

Summary

Built in 2018 with finishes sourced from the highest of suppliers, including Control4, Siemens and Porcelanosa. Hidden from view, and located behind two sets of private gates with extensive front, rear and entrance CCTV. A charming and distinctive residence nestled in the picturesque village of Henley-in-Arden, De Montfort House is a stunning family home offering the perfect blend of modern and peaceful living.

Ground Floor

On entering the property you are greeted by the grand entrance hall with an extremely impressive bespoke feature floating staircase. The open plan kitchen dining room has been exceptionally well designed, with quality integrated appliances, including two Siemens ovens, combination microwave oven, steam oven, wine chiller, full height fridge, full height freezer, Quooker thermostatic boiling tap, corian sink and work tops and even a hidden utility which provides access to the rear garden and spacious double garage. The ground floor also comprises of a beautiful lounge with bifolding doors onto the garden as well as a huge dining room with integrated speakers, perfect for entertaining. Planning permission has already been obtained for a single story rear extension, as well as the erection of a porch which would add even further living space if you should so wish. The property has underfloor heating throughout the ground floor.

First Floor

On the first floor are five fantastic double bedrooms all with their own individually designed porcelanosa bathrooms with floor to ceiling tiles. The principal bedroom is extraordinary, it hosts a vast dressing area with juliet balcony overlooking its own land, and the rolling fields beyond. Coupled with a beautiful ensuite complete with double sinks, freestanding bath and separate shower. Each room benefits from unique high ceilings allowing for plenty of light.

Outside

Two sets of electric gates provide access to De Montfort House. The property is located at the end of a generous driveway. To the front of the property there is ample parking for numerous cars. The lawned front garden extends to approximately half an acre. The rear garden benefits from around an acre of additional land whilst also profiting from a generous patio area, perfect for barbecues in the summer.

Location

Henley-in-Arden is a highly sought after village, providing a range of lifestyle and educational amenities including a number of pubs, restaurants and independent shops. Well placed for easy access for the M40, M42 and M6 motorway networks, as well as Henley in Arden train station, with direct access to Birmingham. Birmingham Airport is approximately a short 20 minute drive.

Services to the Property

All mains services are connected to the property.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated - B.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









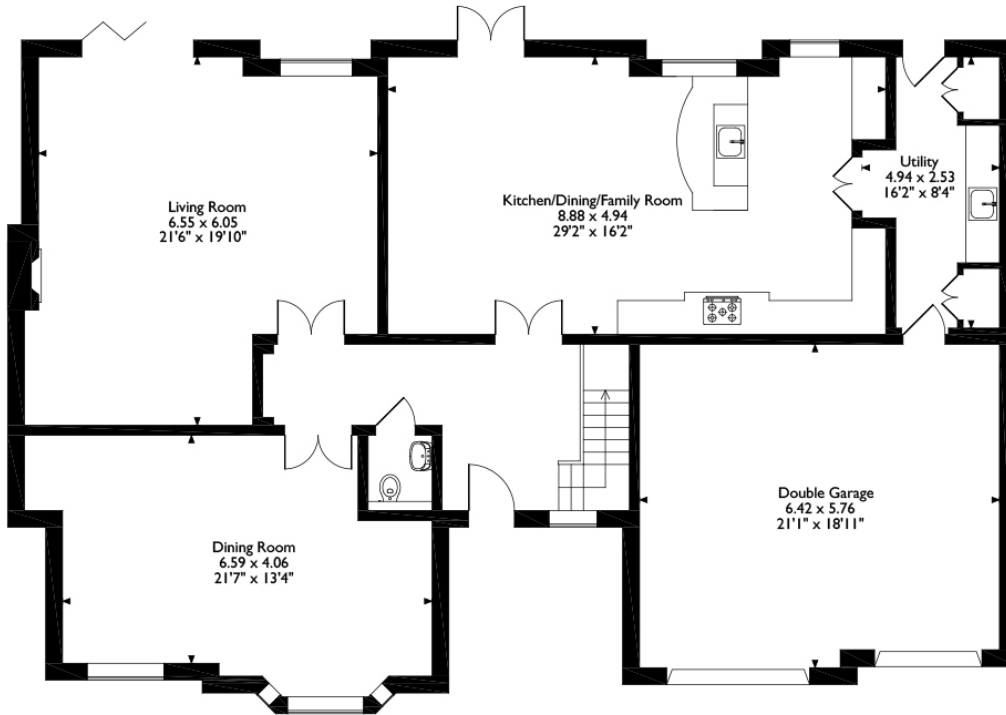




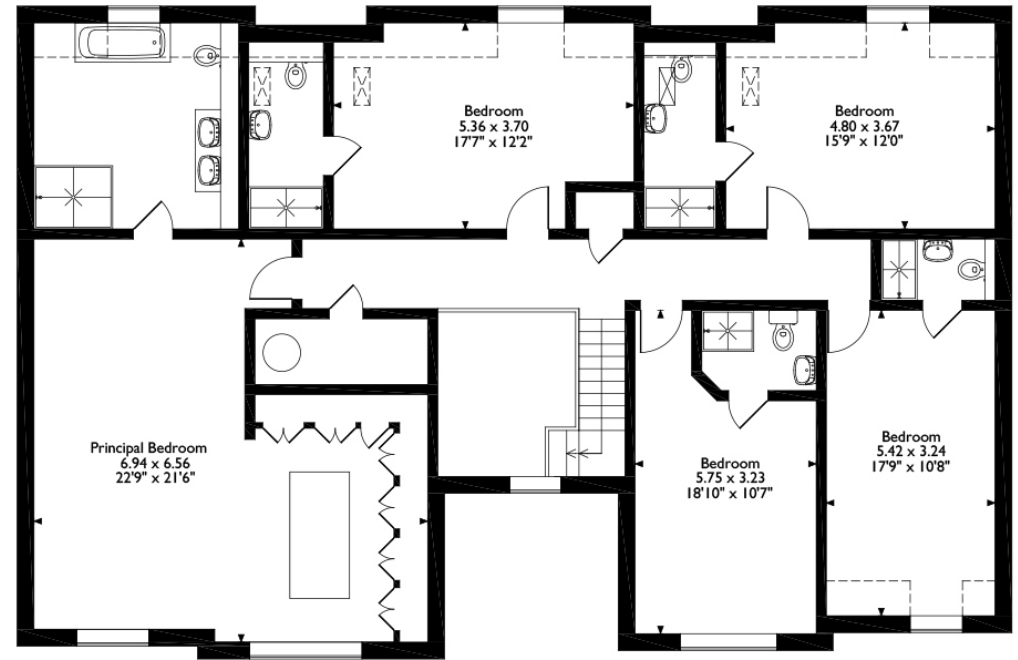




Haven Pastures, De Montfort House, Liveridge Hill, Henley-in-Arden, Warwickshire
Approximate Gross Internal Area
340 Sq M/3660 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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