



1, Beaudesert Park

Henley-in-Arden

theAgents
property consultants

This beautiful mid-Victorian apartment offers a peaceful surrounding with ample living space in the Warwickshire Countryside.

**1, BEAUDESERT PARK
HENLEY-IN-ARDEN**

Summary

Approached from an ascending driveway past stunning countryside fields welcomes you to this inviting and beautifully maintained residence, perfectly situated in the tranquil peak of Beaudesert Park in Henley-in-Arden. Surrounded by stunning grounds of approximately 4 acres and with undulating views, this characterful home was originally built in the 1850's and converted into apartments. This spacious home combines character with a welcoming atmosphere, making it ideal for both relaxed living and entertaining.

Ground Floor

On entry, you are greeted with two large oak doors leading into a spacious porch. Through here you are embraced by a warm and captivating hallway with an abundance of space. The well-appointed kitchen boasts ample cabinetry and a functional layout, making it a delightful space for culinary creations and casual dining. Following onto the generous living room, features French doors and large windows that fill the space with natural light, creating a warm and inviting environment. This versatile layout is perfect for family gatherings and everyday living. The property includes two double bedrooms, both thoughtfully designed for comfort and relaxation. The principal bedroom benefits from an en-suite bathroom, a dressing area and double aspect windows providing a private retreat. The property also has a family bathroom at the end of the hallway.

Lower Ground Floor

Leading off of the main hallway, you will find a staircase which leads downstairs to two large store rooms. There is a potential to make these rooms into part of the living accommodation with some renovation works (STPP).

Outside

Externally, there are landscaped grounds, partly wooded and this particular apartment benefits from a private driveway and a double garage in approximately 4 acres. The well-kept gardens are ideal for outdoor activities, gardening, or simply unwinding. The patio area is perfect for enjoying morning coffee or hosting summer barbecues. The rear half of the garages have been converted to an office.

Location

Henley-in-Arden High Street is within a 5-minute walk with all the amenities it has to offer with pubs, bars, shops, restaurants, dentists and doctors facilities. Henley-in-Arden Train Station is a short 5/10 minute walk. The M40 is a short drive away and Warwick Parkway Station and Dorridge Station give access to London. Birmingham Airport is a 25-minute drive. Cheltenham, Stratford-upon-Avon, and Oxford are all within easy reach and provide more extensive shopping, leisure and cultural amenities as well as first class education establishments for both the state and private sector. There are beautiful woodland walks of glorious countryside to discover.

Services to the Property

All mains services are connected to the property.

Local Authority and Tenure

Stratford-upon-Avon District Council and Leasehold.

Service Charge = £300.00 / PCM.

EPC Rating

EPC exempt - Grade II Listed.

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.

















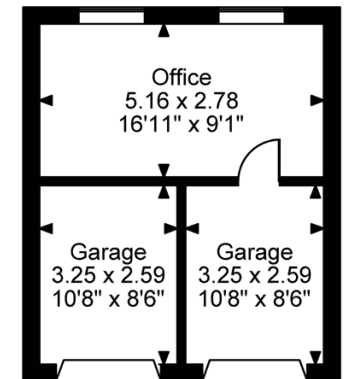
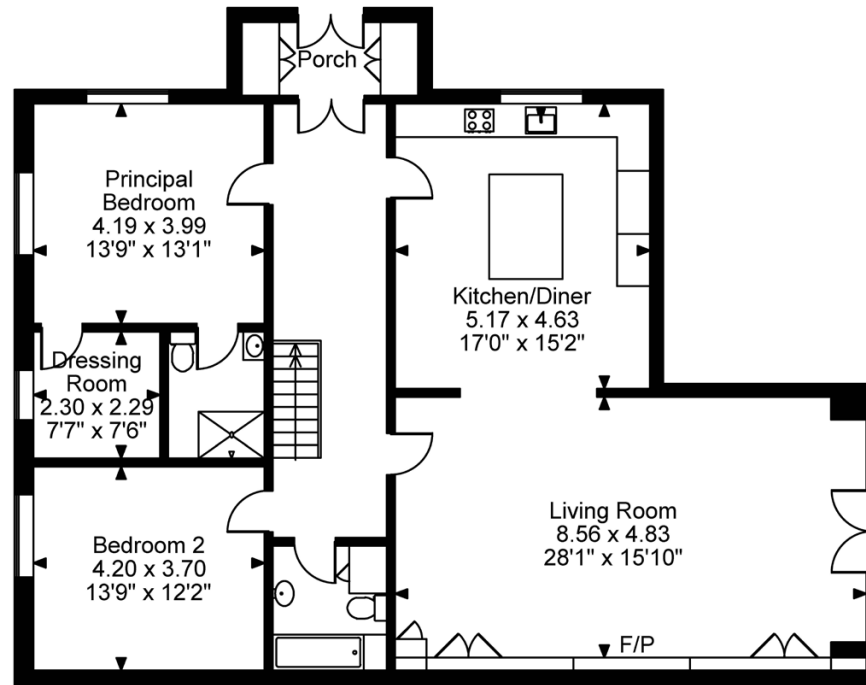
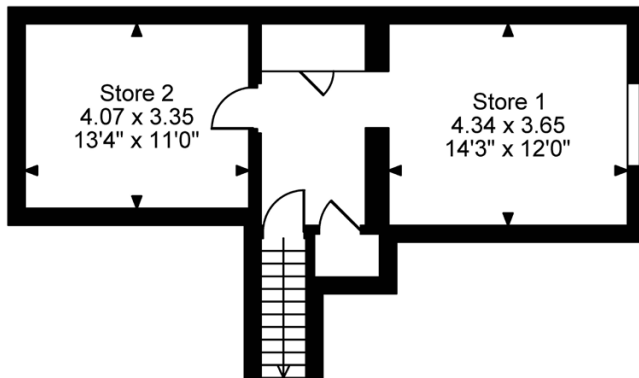
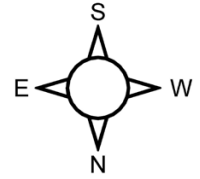
Beaudesert Park, Flat 1, Flat 1, Birmingham Road, Henley-in-Arden

Approximate Gross Internal Area

Main House = 1937 Sq Ft/180 Sq M

Garage & Offices = 343 Sq Ft/32 Sq M

Total = 2280 Sq Ft/212 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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