



**Cordelia**

The Water Gardens

theAgents  
property consultants

**Cordelia is a superbly presented property. Located in a gated community of just four contemporary properties, set on the edge of the coveted village of Henley in Arden.**

**CORDELIA  
THE WATER GARDENS  
HENLEY IN ARDEN  
WARWICKSHIRE  
B95 5DW**

## Summary

Perfectly located at the rear of this gated development sits Cordelia. With countryside views to the rear of the property overlooking Warwickshire countryside. It's peaceful location is within easy reach of excellent transport links, road and rail and yet is still close enough to Henley in Arden with its excellent range of shops, bars, cafes and amenities. This stunning home sits in on a generous plot and has been finished to an excellent standard throughout.

## Ground Floor

The inviting entrance is spacious and central to the home. A generous open plan living room / diner and kitchen expands across the left hand side of the ground floor. Complete with a contemporary kitchen from Siematic and appliances from Siemens. With doors opening onto the patio to continue the entertainment space.

Across the hallway is the utility and downstairs W.C. There is a living room with a superb vaulted ceiling and feature window that completely opens onto the patio. Finally, completing the ground floor is the first bedroom which is perfect for a guest room, elderly or less mobile, with adequate space for wardrobes, which is also fitted with a luxury en-suite. This could also be a gym or study if needed. Downstairs has underfloor heating.

## First Floor

On the first floors architecturally designed vaulted ceilings welcome you. On your right there is an impressive principle bedroom suite complete with a dressing room area and another luxury en-suite. There are 2 further double bedrooms to the first floor one of which has an en-suite and the other double bedroom and a family bathroom. All bathrooms are from Porcelanosa with Duravit sanitaryware.

## Outside

The rear garden has a large patio area and is mainly laid to lawn. There is an outside kitchen fully equipped with a pizza oven. The sunken spa is covered with retractable shades allowing it to be used all year round. There is also a garden room with a bar and home cinema. To the front of the property there is a private drive and a further

private garden.

## Location

Located in the delightful village of Henley In Arden the property is less than a mile from the High Street which offers a wide choice of local shops, Inns, restaurants, train station and doctors surgery. Warwick Parkway Train Station is less than 8 miles away which provides a direct route to London, Marylebone. For more extensive social, cultural and retail amenities the ever popular riverside town of Stratford-upon-Avon is only 6 miles away and Solihull town centre is approximately 10 miles away. The centre of Birmingham is approximately 22 miles. This property is ideally situated for anyone who may need to commute between Birmingham or London and has easy access onto the M40 motorway providing transport links across the motorway and road network. Birmingham Airport is 15 miles away and has both domestic and international air travel. The area has a wealth of wonderful schools in both the private and public sectors and all within easy reach of this property.

## Local Authority

Stratford upon Avon

## EPC rating C

## Services

LPG gas and electric, private drainage

## 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





























Cordelia, TheWater Gardens, Henley-in-Arden, Warwickshire

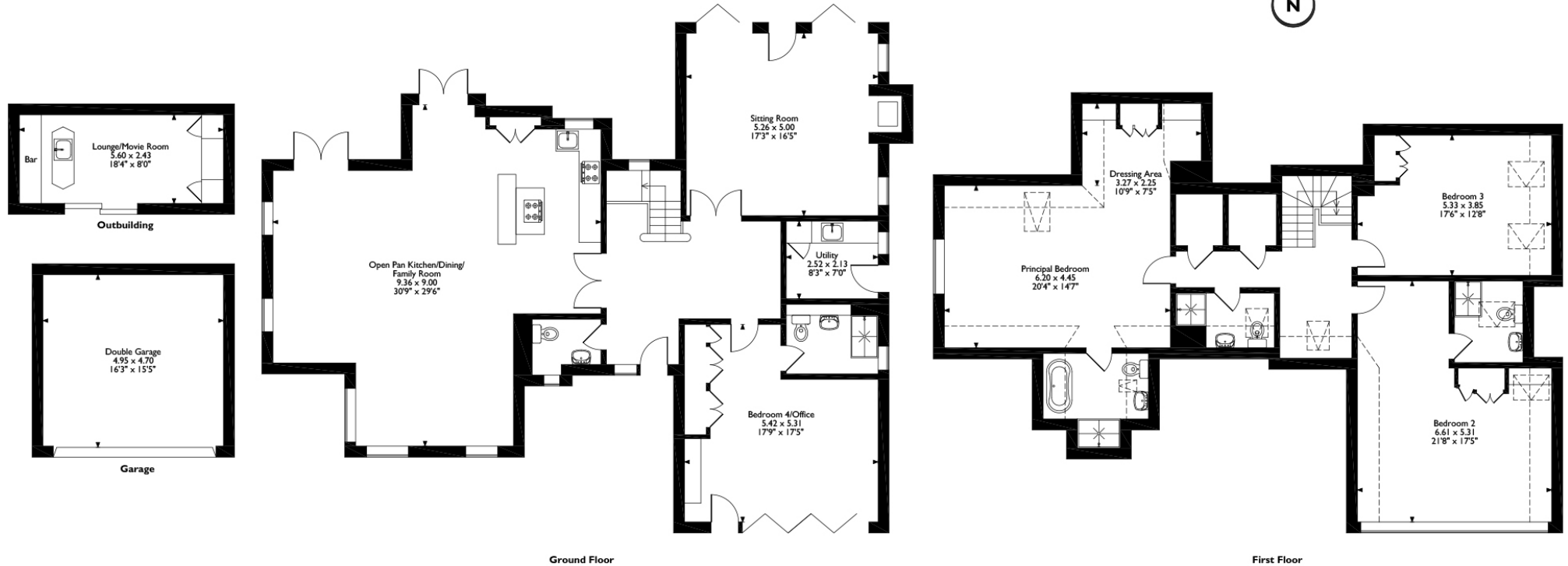
Approximate Gross Internal Area

Main House = 245 Sq M/2637 Sq Ft

Garage = 23 Sq M/248 Sq Ft

Outbuilding = 32 Sq M/347 Sq Ft

Total = 300 Sq M/3232 Sq Ft



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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#### Important Notice

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