



1, Alder House

Henley-in-Arden

theAgents
property consultants

Fashionable home situated just off of the desirable Henley-in- Arden High Street with off-road parking.

1, ALDER HOUSE
HENLEY-IN-ARDEN

Summary

A stylish and contemporary home, 1, Alder House offers the perfect blend of modern day living and village charm, located in the heart of Henley-in-Arden. Built in 2018, this immaculate two-bedroom home is an ideal choice for those seeking comfort, convenience and style.

Ground Floor

The property is accessed via a car port with space for two vehicles, an electric charging point is installed. The steps lead to a tiled entrance hallway featuring a well proportioned utility room, guest cloakroom and an additional storage cupboard.

First Floor

The first floor comprises of two spacious double bedrooms, each equipped with built-in wardrobes. Across the hall, there is a large luxury bathroom adorned with Porcelanosa tiling throughout. With a large walk-in shower and separate bath, this ensures luxury throughout.

Second Floor

The top floor is the heart of the home, with an expansive open-plan living, dining and kitchen area. The kitchen is fully equipped with Siemens appliances and the light-filled living space opens out onto a private balcony, perfect for relaxing in the fresh air.

Location

Henley-in-Arden High Street is on your doorstep 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 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.

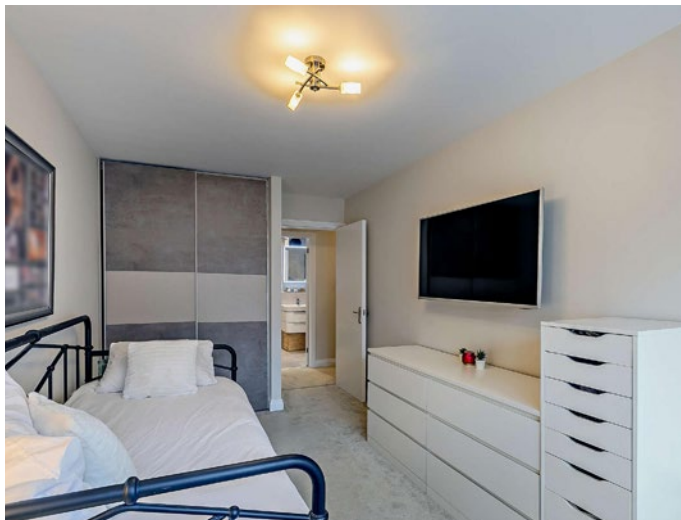


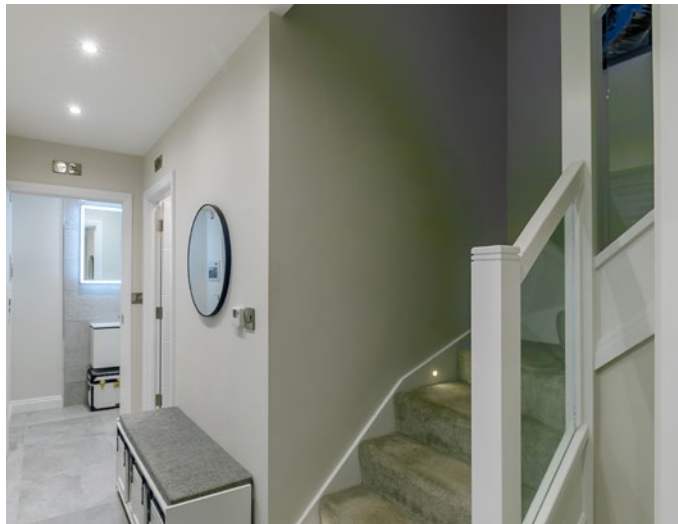






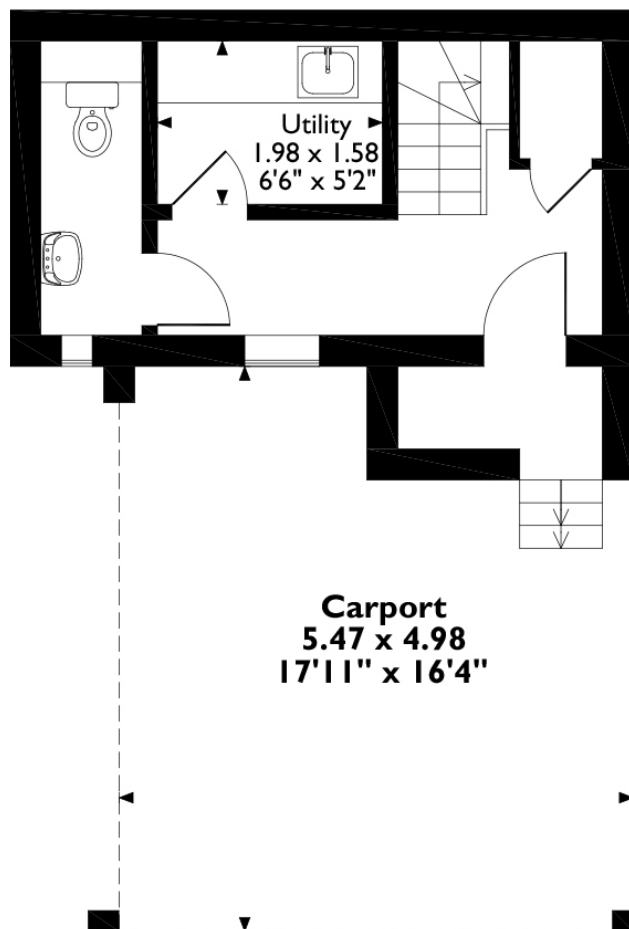




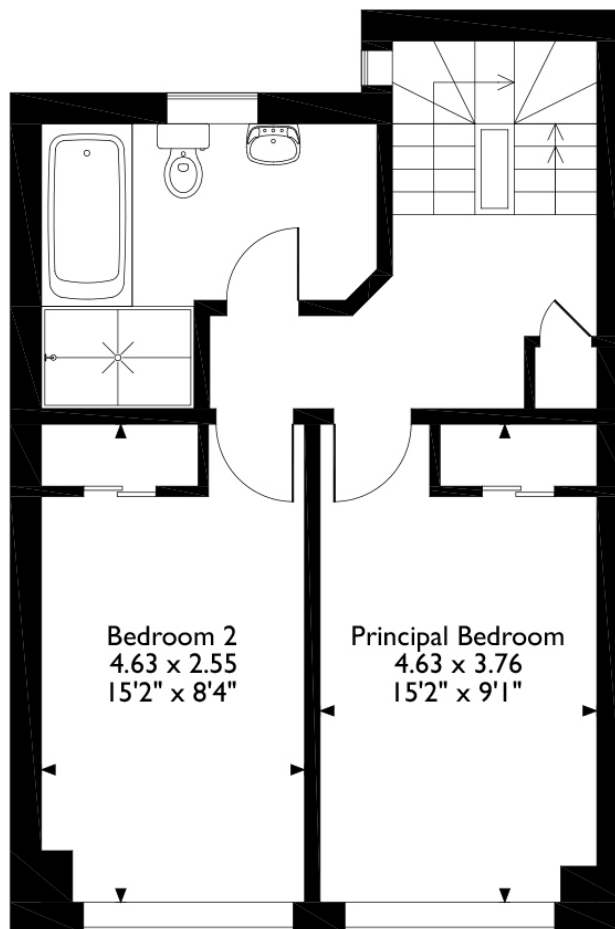




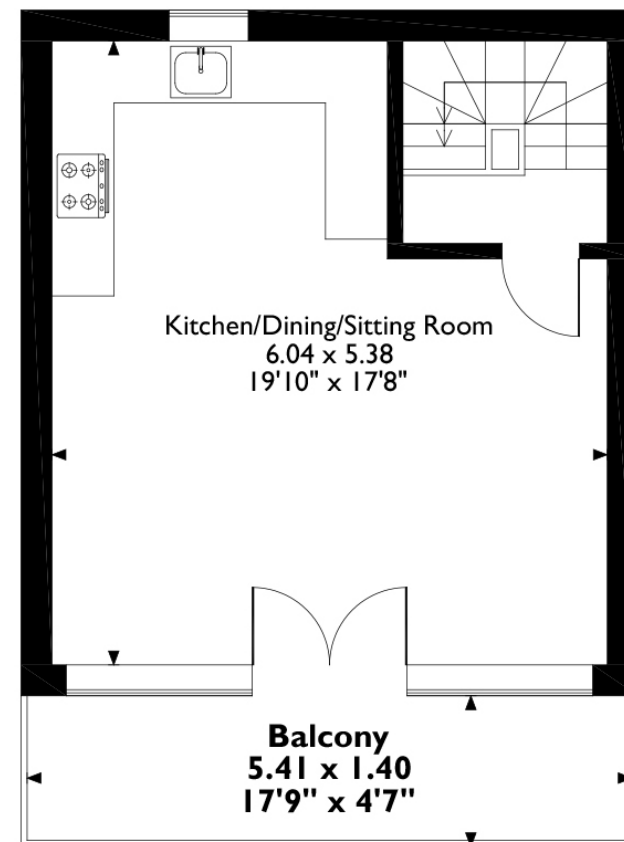
I Alder House, Millfield Court, Henley-in-Arden, Warwickshire
Approximate Gross Internal Area
92 Sq M/990 Sq Ft



Ground Floor



First Floor



Second 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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116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Date: 12/02/2025

Reference:

1, Alder House
Henley-in-Arden
B95 5AH

We are delighted to provide details of the property mentioned above, which is available at an Asking Price of £450,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch. We'd love to help you.

Yours faithfully

Luke Gladwell - Manager
The Agents Property Consultants Ltd
Office Head +44 1564 332550
sales@theagents.properties