



## Ashleigh Coach House

Henley in Arden

theAgents  
property consultants



**Don't miss the chance to make this extraordinary home yours—a rare blend of luxurious living, modern convenience, and timeless elegance in a truly unbeatable location.**

**ASHLEIGH COACH HOUSE  
HENLEY IN ARDEN**

## **Experience Unrivalled Luxury Family Living in the Heart of Henley-in-Arden**

Discover this exceptional 7-bedroom, 3-storey new build, offering over 5604 sq ft of exquisitely designed living space in the sought-after village of Henley-in-Arden.

### **A Home of Style, Space and Sophistication**

This striking residence delivers the perfect fusion of elegance, comfort, and functionality—tailor-made for modern family life. Beyond the gated entrance, beautifully landscaped gardens wrap around the front, side, and rear of the home, with Spanish porcelain-tiled patio areas providing a luxurious outdoor entertaining space. Enjoy uninterrupted views across open countryside towards Wootton Way, enhancing the peaceful, rural feel.

Inside, the home is thoughtfully arranged for both everyday living and grand entertaining. The generous entrance hallway leads to multiple reception rooms, including a spacious lounge with dual sets of bi-fold doors, a separate dining room accessed via French doors, a cosy snug, and a dedicated home office.

### **Heart of the Home – Kitchen & Family Living**

The impressive open-plan kitchen and family room serves as the true heart of the home. Featuring sleek cabinetry, high-end appliances, and an adjoining utility room, it is perfect for both culinary pursuits and casual dining. The expansive living area is bathed in natural light from two sets of bi-fold doors opening directly onto the garden, ideal for indoor-outdoor living and hosting.

### **Flexible Family Accommodation Across Three Floors**

Upstairs, the luxurious principal bedroom boasts a private Juliet balcony overlooking the garden, a stylish ensuite with separate bath and shower, and a walk-in dressing room. Bedrooms 2, 3, and 4 are all spacious doubles, each with their own elegant ensuite bathrooms. Bedroom 5 is equally well-appointed, located adjacent to a contemporary family bathroom.

The top floor offers exceptional versatility. Two large

rooms are currently styled as a gym/cinema room and games room but can easily be repurposed as additional bedrooms, hobby rooms, or private retreats—offering limitless possibilities to suit your lifestyle.

### **Modern Comfort Meets Cutting-Edge Technology**

This property is equipped with a state-of-the-art smart home system. Enjoy the convenience of Lutron Homeworks QSX intelligent lighting, pre-wiring for automated blinds in key areas, and a built-in ceiling speaker system controllable via any smart device—with outdoor speaker wiring ready for installation.

Security and efficiency are paramount. Operate the gates, alarm, and CCTV via your mobile device and even control cooking appliances remotely. An EPC Band A rating is achieved through air source heating, a 6KVA solar system, 10KVE battery storage, and efficient underfloor heating throughout. The lounge also features a stunning handmade Portuguese limestone fireplace with a log-burning stove, adding warmth and charm.

### **Location**

Renowned for its charm and fine dining—home to Michelin-starred chefs such as Raymond Blanc and Glynn Purnell—this location blends country living with cosmopolitan convenience. The vibrant high street features independent shops, welcoming pubs, and a warm community atmosphere, all just a short stroll away.

### **Services to the Property**

Air Source Electric, Mains Water, Private Sewerage

Local Authority Stratford District Council

### **Viewing Arrangements**

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

### **EPC Rating**

Band B

### **Agents Notes**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only























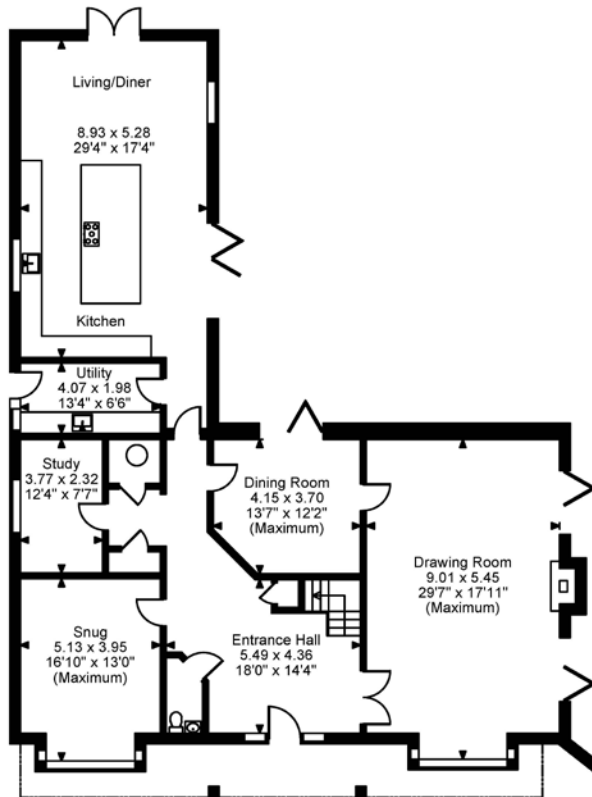
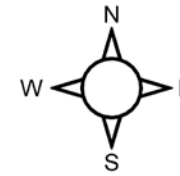




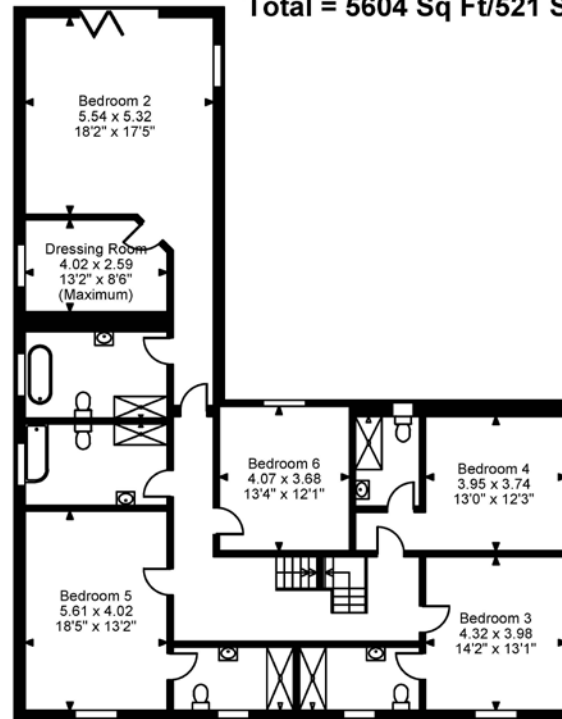




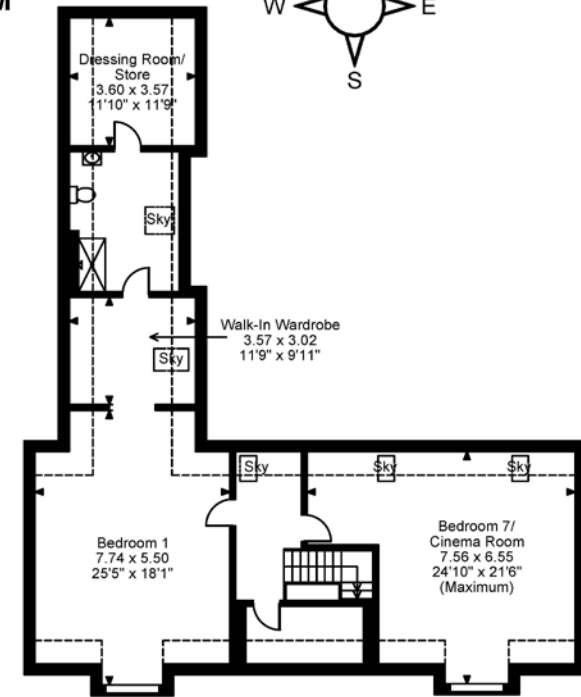
**Ashleigh Coach House**  
**Approximate Gross Internal Area**  
**Main House = 5144 Sq Ft/478 Sq M**  
**Triple Garage = 460 Sq Ft/43 Sq M**  
**Total = 5604 Sq Ft/521 Sq M**



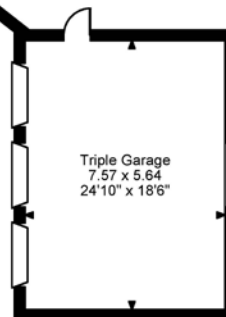
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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**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.