



The Penthouse, 5, Forge Place

Henley-in-Arden

theAgents
property consultants

Light-filled, high-specification Penthouse in the sought-after Henley-in-Arden.

Situated behind private gates | Single garage and car port with charger | Underfloor heating throughout | Peaceful top-floor positioning with far-reaching views | Direct lift access | Air conditioned penthouse | Premium interiors |

THE PENTHOUSE, 5, FORGE PLACE
HENLEY-IN-ARDEN

Summary

This stunning two-bedroom residence combines luxurious design with comfort and convenience, set within private and exclusive development just moments from the desirable Henley High Street.

Hub of the Home

As you make your way up the stairs, you are greeted by a bright and spacious hallway lit with skylights flooding the light through to the open-plan kitchen, living and dining area. The entirety has been designed by the current owners ensuring high quality throughout - The bespoke kitchen is beautifully designed with high-spec appliances, sleek cabinetry, well appointed pantry and home bar are neatly disguised behind the crittall doors. Again, the whole space is lit via the skylights. On one side of the island, there is a designated 'café' style booth which is ideal for casual dining, then there is a bespoke kitchen island carved to allow for a breakfast table, perfect for more formal entertaining. The living room is situated to the right of the open-plan space with a balcony with ample seating space overlooking the courtyard. A delightful home office off of the hallway allows a buyer to read in peace, work or carry out studious tasks in the comfort of their home. Down the hall, you will find a sizeable cloakroom and wc. The property benefits from direct lift access from the lobby into the hallway of The Penthouse making it practical for all suitors.

Bedrooms

The Principal suite is a serene and spacious haven, bathed in natural light and thoughtfully designed for modern living. A dedicated dressing area with bespoke cabinetry providing ample fitted wardrobe space and a luxurious en-suite with a separate bath and large shower space. The en-suite features contemporary tiling from Porcelanosa and high specification brands such as Villeroy & Boch carrying the luxury through every aspect. Bedroom Two is equally impressive as it offers generous proportions, making it ideal for guests or as a secondary principal suite. It also benefits from fitted wardrobing and a beautifully finished en-suite shower room, echoing the high-standard of design found throughout the home. With soft, natural décor and quality fittings, this space is both versatile and inviting.

Outside

The property comes with a single garage and a car port accompanied with an electric charging point. Opposite the garage and car port, there is a secure, external storage room above the other residents' garage(s) which proves most useful.

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 5 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. 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.

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.

















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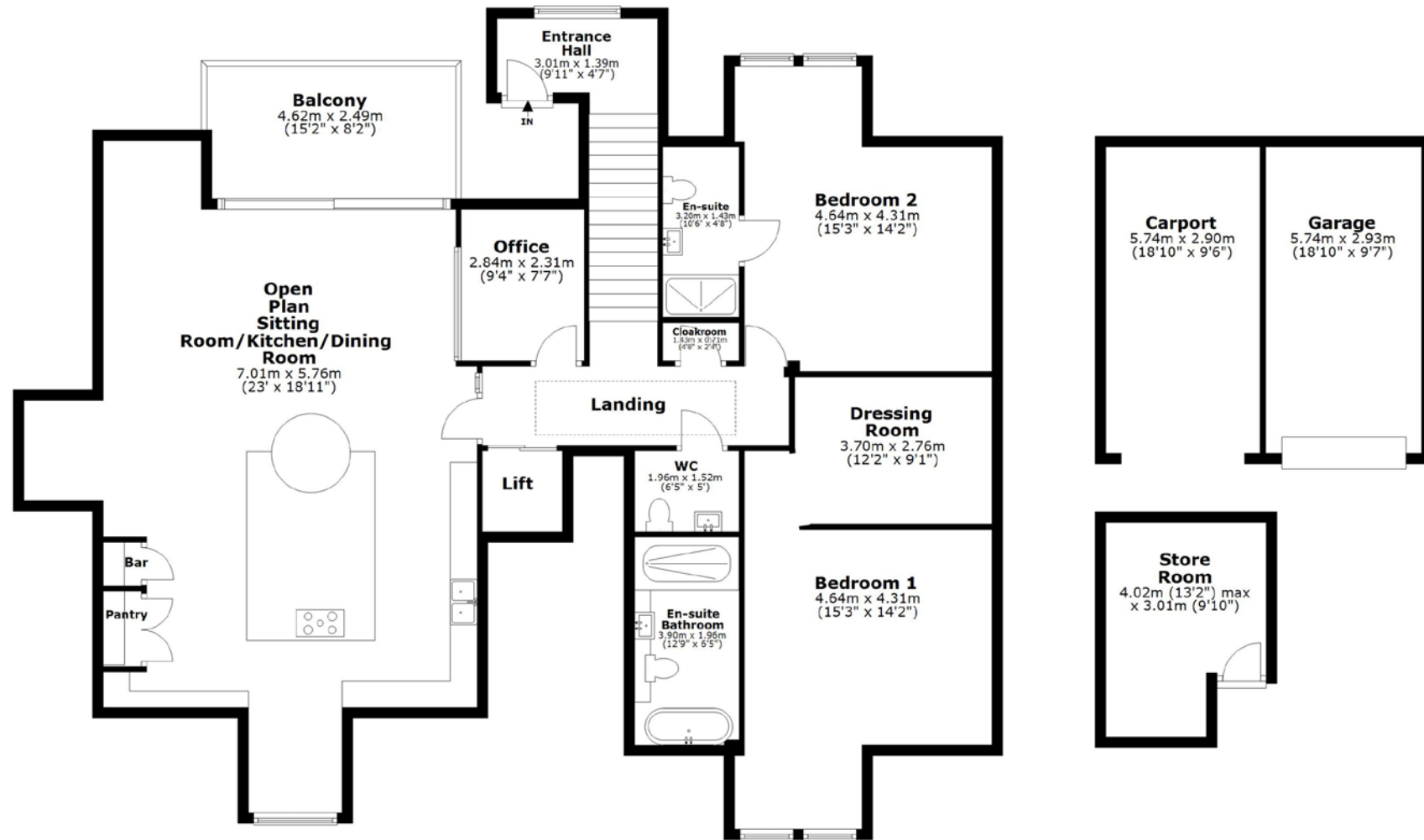
Approximate Gross Internal Area

Main House: 178.3 Sq M/ 1,919.2 Sq Ft

Garage and Car Port: 33.4 Sq M/ 360 Sq Ft

Store Room: 10.7 Sq m/ 115 Sq Ft

Total: 222.4 Sq M/ 2,394.3 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

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: 25/06/2025

Reference:

The Penthouse, 5, Forge Place
Henley-in-Arden
B95 5GE

We are delighted to provide details of the property mentioned above, which is available at 'Guide Price' £1,350,000.00. 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

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