



## 9 Market Way

Henley in Arden

theAgents  
property consultants

# Modern Five-Bedroom Detached Home with Detached Double Garage and Private Rear Garden. Located in the coveted Henley Market Redevelopment. Built in 2012. Over 2,000 sq ft Across Three Floors.

9 MARKET WAY  
HENLEY IN ARDEN

## Summary

Welcome to this stylish and spacious five-bedroom detached family home, set over three thoughtfully designed storeys and featuring a detached double garage. Built in 2012 as part of the prestigious Henley Market redevelopment, the home is immaculately presented and finished to a high standard throughout.

### At a Glance

- Primary Bedroom with ensuite and dressing area, a second ensuite bedroom, 3 further Bedrooms, two family bathrooms.
- Generous Kitchen/Dining Space with direct Garden Access
- Utility
- Living Room
- Detached Double Garage + Driveway Parking for 2 Cars
- Private Rear Garden
- Total Floor Area: Approx. 2,000 sq ft

### Ground Floor

## Entrance Hall

Welcoming and light-filled, with access to all principal ground floor rooms. Cloakroom/WC Convenient guest facilities. Living Room A cosy yet spacious room with an electric feature fireplace, front-facing window, and glazed double doors leading to: Open Plan Kitchen and Dining Area A contemporary open-plan space featuring a Rangemaster oven, integrated fridge/freezer and dishwasher, tiled floor, and French doors to the garden, perfect for entertaining, with tiled flooring and double doors opening to the garden.

## First Floor

Central Landing with storage cupboard and airing cupboard for added practicality. Primary Bedroom Suite A generous bedroom with a Dressing Area complete with fitted wardrobes and en suite featuring a double shower, WC, basin, heated towel rail, and window Bedroom Two Rear-facing with fitted wardrobes and en Suite Shower Room Shower, WC, basin, towel rail, and window.

Bedroom Five Rear-facing, ideal as a nursery, study or guest room. Family Bathroom Stylish three-piece suite including bath, WC, and basin.

## Second Floor

Bedroom Three Dual-aspect windows provide excellent natural light. Bedroom Four Also dual-aspect and ideal for guests or teens. Shower Room WC, basin, shower unit, and Velux-style roof window.

## Outside

Detached Double Garage With two up-and-over doors, power, and lighting. Gated access connects the rear garden and driveway. Rear Garden Lawned and fully enclosed for privacy, ideal for family living. Additional lawned area to the side of the garage provides extra space for relaxing or playing. Driveway Private driveway parking for two vehicles.

•Tenure: Freehold •Built: 2012

•Services: Mains gas, electricity, water, and drainage

Perfect for modern family living, with space, flexibility, and a high-quality finish throughout.

## Viewing Arrangements

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

## EPC Rating

Band TBC

## 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.

































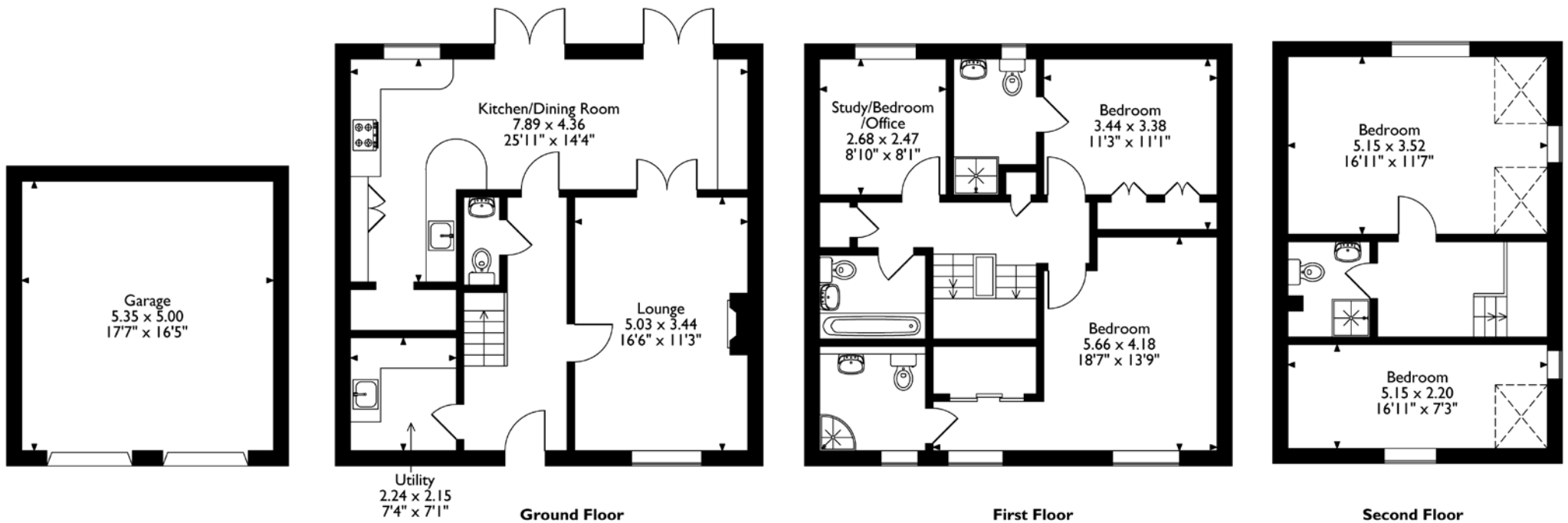
9, Market Way, Henley-in-Arden, Warwickshire

Approximate Gross Internal Area

Main House = 162 Sq M/1745 Sq Ft

Garage = 27 Sq M/291 Sq Ft

Total = 189 Sq M/2036 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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