



## 18, High Street

Henley-in-Arden

theAgents  
property consultants

# An excellent example of Georgian Townhouse, set in the covetable village of Henley-in-Arden

Georgian Facade | Market Town Location | Bespoke Interiors | Landscaped Gardens | Close to Train Station | Walking Distance to Schools | Close to Motorway Links | Fibre Optic Available

18, HIGH STREET  
HENLEY-IN-ARDEN

## Summary

Behind the stunning Georgian façade awaits a fully restored home finished to an extremely high standard, dating back to the medieval period it now provides a luxurious home located on the desirable Henley in Arden High Street, with its many restaurants, gourmet pubs and coffee shops within walking distance.

## Ground Floor

As you open the door the welcoming mat has the sign of Hamsa to protect against evil and negative energy, front door opens into the sitting room, which has been designed in a monochrome design. A particular feature of this room is the venetian polished plaster and the dark wood, providing an ethnic ambiance.

To the right, the hallway leads to a gorgeous cloakroom complete with feature slate tiles and a chandelier. The open plan kitchen/dining-room continues the design scheme and is the perfect place to come together with family and friends, with the bi-folding doors in the dining-area fully open so you can enjoy the fresh air whilst dining in the warmer months.

A cosy snug area with a wood-burner effect gas stove provides a corner to retreat to for a home study or an area to relax in.

## First Floor

The first floor is accessed via traditional winding stairs from the sitting-room and has two double bedrooms and a small double. With the same design scheme from downstairs carrying on through throughout the home.

The first floor also accommodates a shared shower-room.

## Second Floor

A traditional winding staircase leads up to the second floor and the stunning main bedroom. This room engulfs the whole top floor, the remarkable en suite comes complete with feature roll-top bath, a large double shower, venetian polished plaster, exposed timber and antique furniture.

## Outside

There is a pretty enclosed garden with a large, paved seating area and oversized fire-pit, making the ideal space to entertain during the summer months. Steps lead up to an area of lawn where you can soak up the sun and enjoy a good read.

A parking permit for one car is supplied, this can be used to park on the high street outside the property (subject to availability). Alternatively, cars may be parked in The Henley Golf Club car park, this is 400 yards away and is payable by app.

## Location

Henley Train Station is within 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 15-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. And of course, there are miles and miles of glorious countryside walks to discover; perhaps the perfect way to explore this breathtakingly beautiful part of the world.

## Services / Local Authority and EPC Rating

All mains services are connected / Stratford District Council / Grade II Listed - EPC exempt

## 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.



















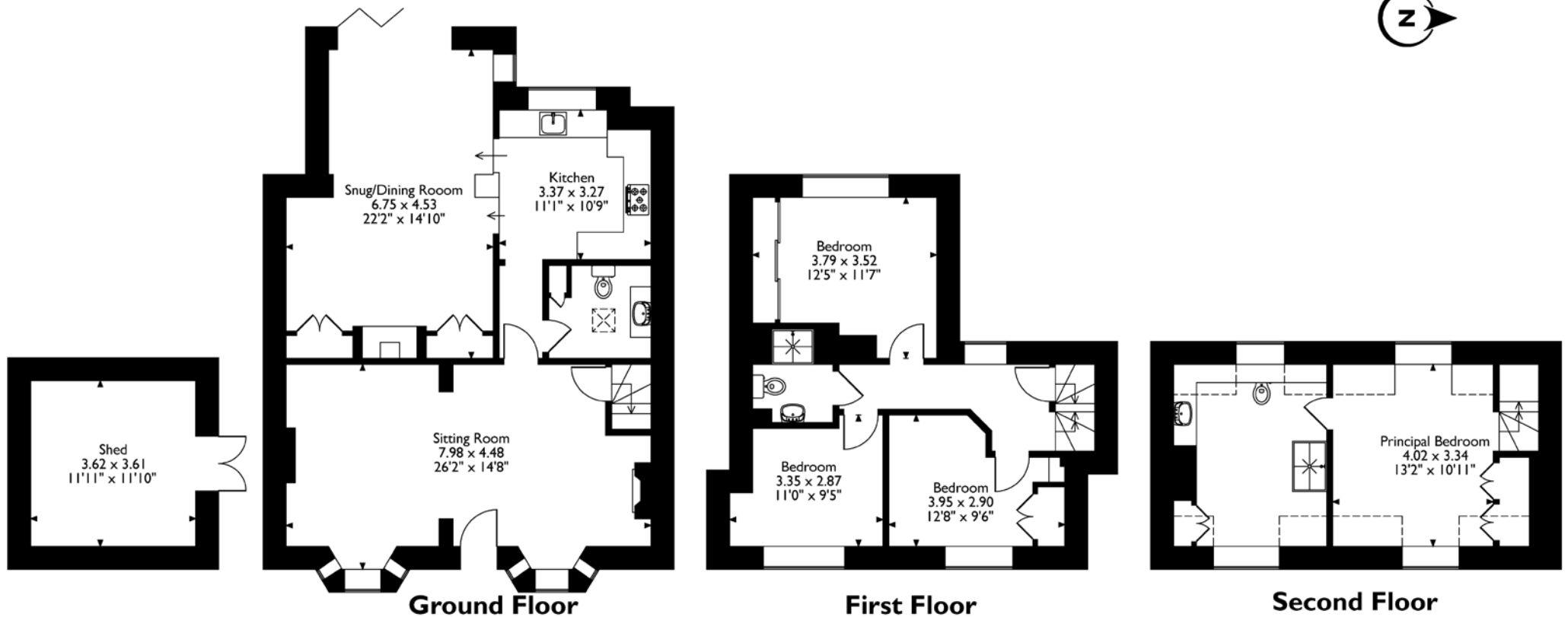
# 18 High Street, Henley-in-Arden, Warwickshire

Approximate Gross Internal Area

Main House = 147 Sq M/1604 Sq Ft

Outbuilding = 13 Sq M/140 Sq Ft

Total = 162 Sq M/1744 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.



theAgents  
property consultants

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.