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**FREEMAN HOUSE
239 HIGH STREET
HENLEY-IN-ARDEN
B95 5BG**

An immaculate grade II listed Georgian Town House nestled in the heart of Henley-In-Arden. Boasting 5 bedrooms, 3 reception rooms, and a magnificent breakfast kitchen dining area. This home is a special blend of classic elegance and modern comfort.



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FREEMAN HOUSE – HENLEY-IN-ARDEN

This beautiful property is the perfect example of a Georgian period town house, with features including vaulted ceilings, exposed brickwork, sash windows, exposed oak beams and a gas effect log burner. Its three large reception rooms and its five generously sized bedrooms, exudes a warmth and sophistication that's hard to find. Coupled with a private garden and parking space to add to the allure of this very special property.



Stepping through the panelled front door directly into the sitting room with its twin sash windows to the front, exposed brick wall and oak beams the cosy ora envelops you. A gas glass fronted log effect stove sits within an arched brick recess, casting a warm and inviting glow.

The inner hall, with a utility room off comprising of wooden worktops, inset sink, wall cupboards and plumbing for washing machine and tumble dryer and a separate guest WC, then leads to the open plan dining and snug area. The dining area with its oak and natural limestone flooring benefits from a walk-around brick chimney with a gas-fired log effect fire, while the snug invites relaxation amidst wall and ceiling beams.

The kitchen is a masterpiece of design, featuring a vaulted ceiling adorned with exposed, painted oak beams, a Tom Howley kitchen with Sillstone worktops, integrated appliances, and extensive double glazing offering garden views.











The charming staircase leads to the first floor, with two large double bedrooms, exposed wooden floors, ceiling beams, an original feature fireplace and a separate shower room. To the top floor a spacious landing leads to, two further large double bedrooms all with period features including exposed beams and a separate family bathroom with its Villeroy & Boch suite, combining modernity and classic charm.

From the dining room / snug area, there are stairs leading to two further rooms one which would make a lovely study/bedroom six with its high-level window and glass balustrade, overlooking the kitchen, offering an elevated perspective of the home's architectural brilliance. Bedroom five is a sanctuary of comfort, with twin Velux windows, vaulted ceiling, and exposed beams.





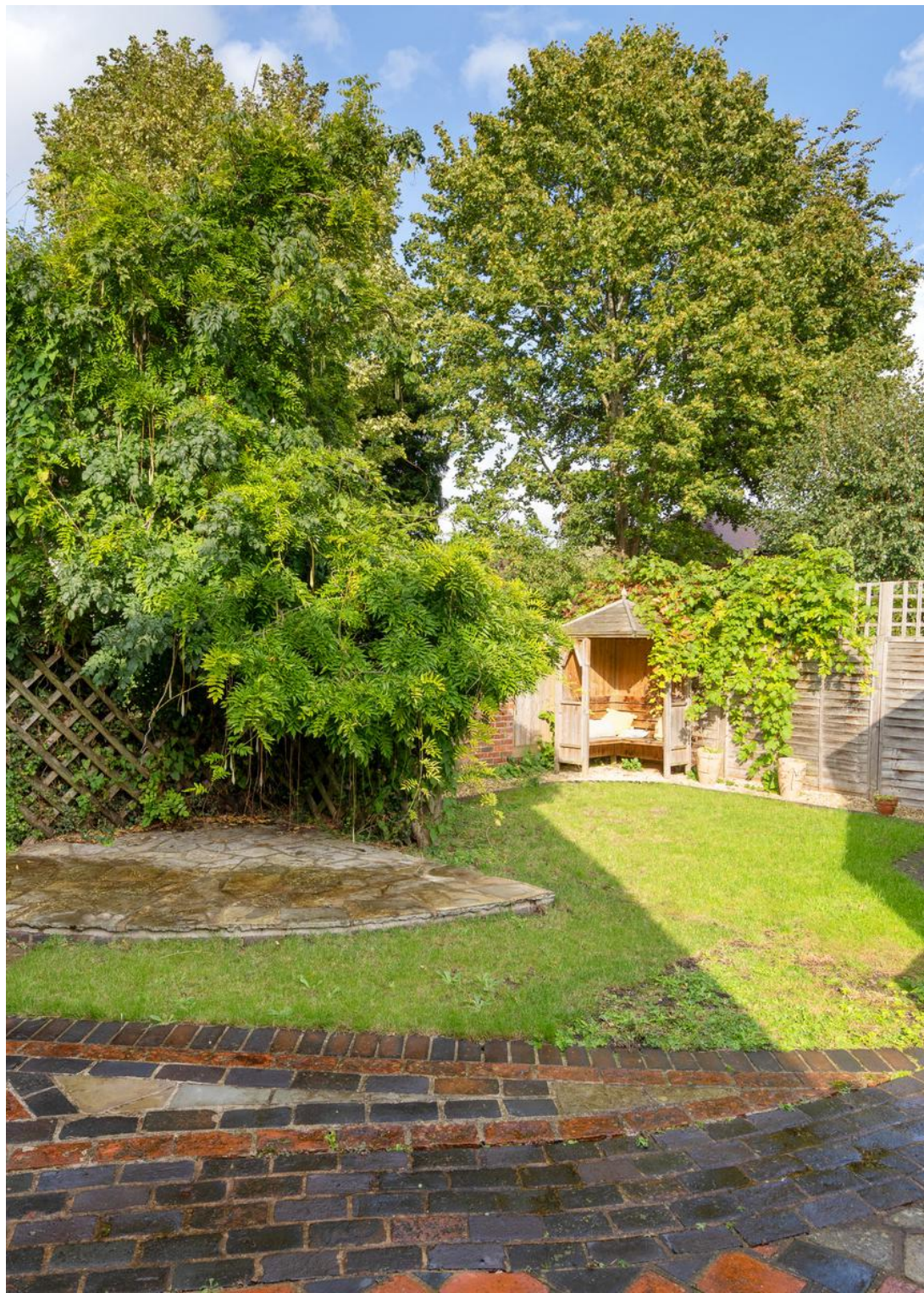


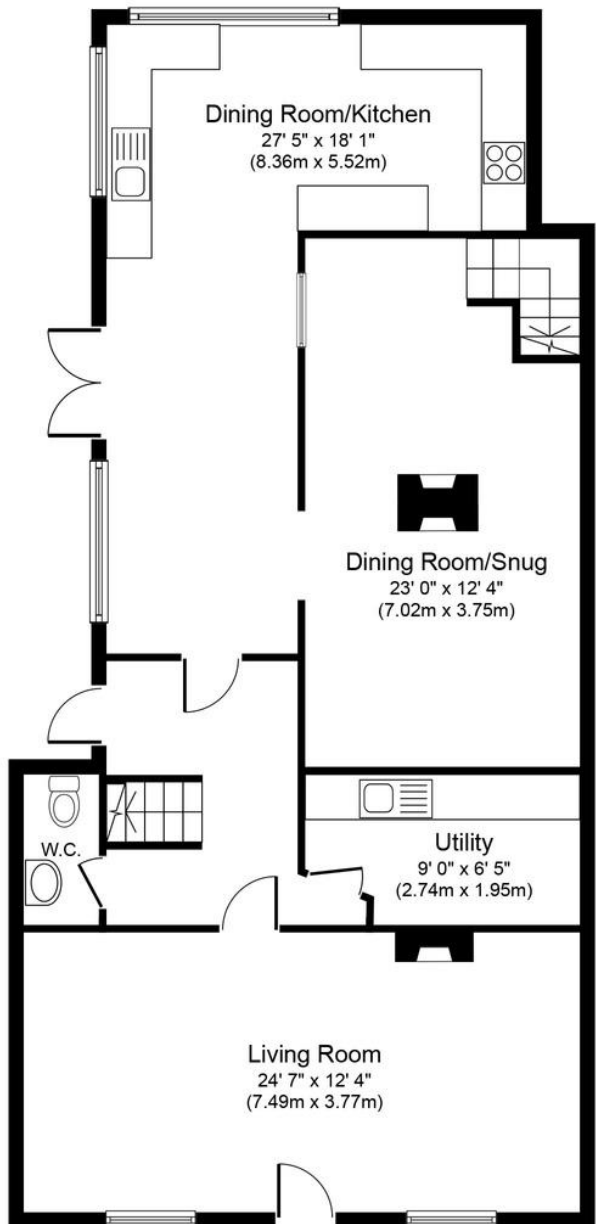




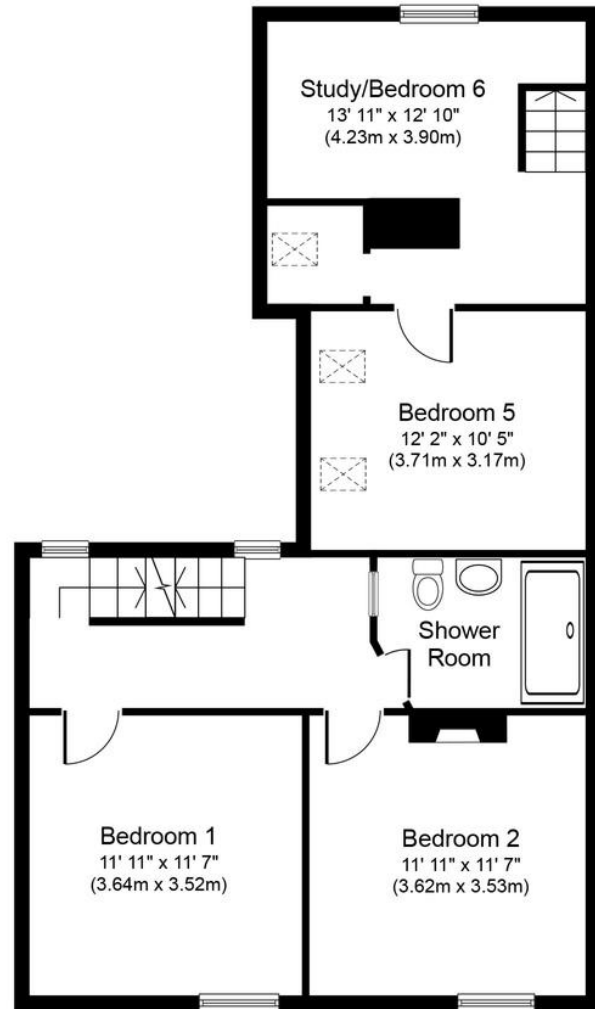
A mix of brick and tiled footpath leads to a patio and raised sun deck, offering the ideal space for relaxation and entertainment. The brick-edged lawn, adorned with a Summer House and brick store, is fully enclosed, ensuring privacy and serenity.

There is also a rear parking space, accessible from Prince Harry Road as well as High Street parking permits available for residents and guests.

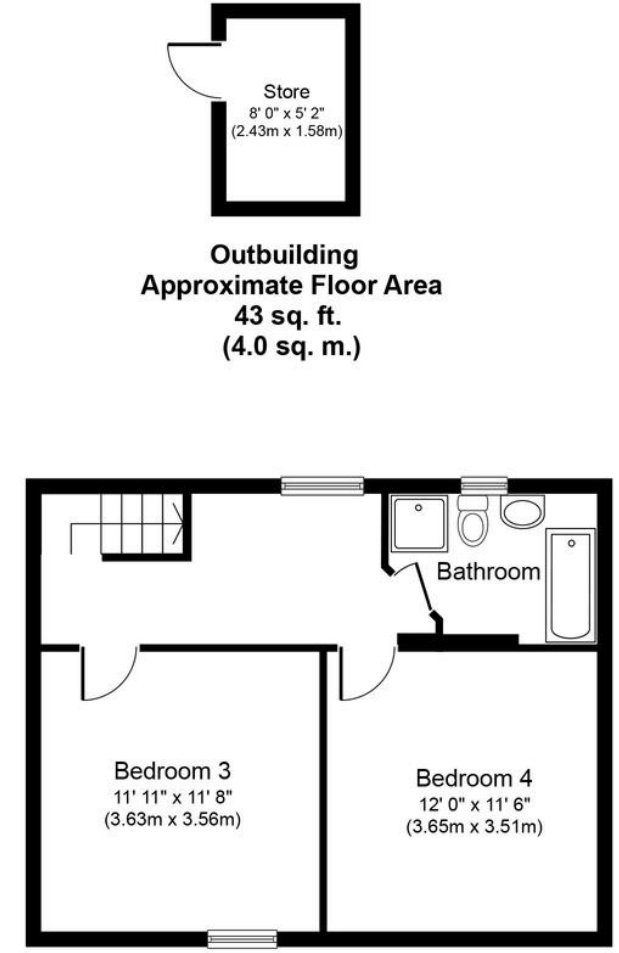




Ground Floor
Approximate Floor Area
1,119 sq. ft.
(104.0 sq. m.)



First Floor
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)



Second Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FEATURES

- Magnificent Georgian Town House
- Fabulous High Street Location
- Five Double Bedrooms
- Exposed Brick & Beams
- Exceptional Presentation & Character Throughout
- Beautiful Extended Kitchen Diner to the Rear
- Oak & Limestone flooring
- Tom Howley Kitchen
- Enclosed Garden with Patio
- Rear Parking Space

SIZE Total - 2,346 sq ft

TENURE Freehold

STRATFORD UPON AVON DISTRICT COUNCIL - F

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	53 Mbps	8 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

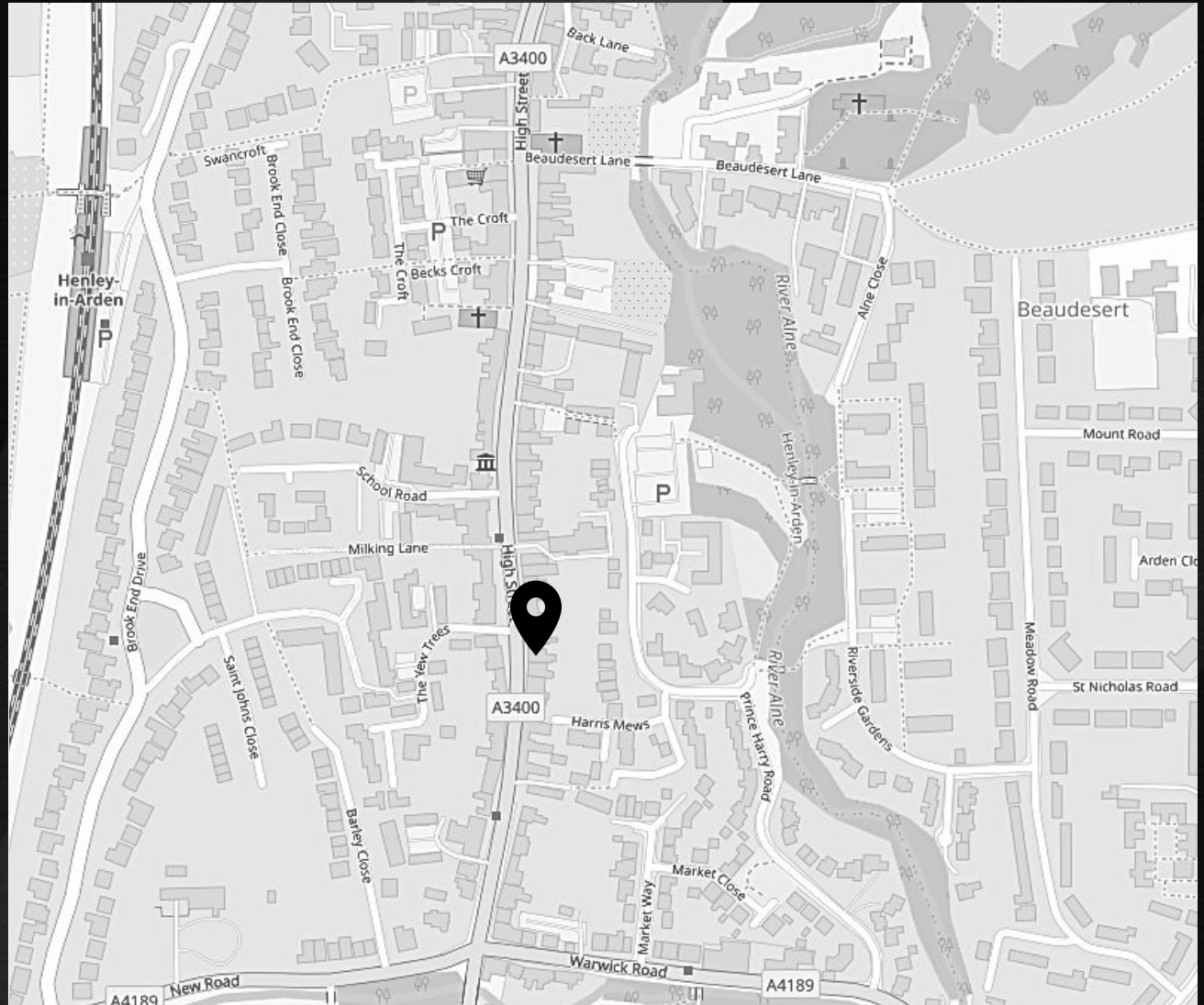
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Henley in Arden High Street, renowned for its eclectic mix of shops, cafes, and boutiques, bars and restaurants, including gastro destinations such as The Mount and of course the famous Henley Ice Cream, the location really is superb. Every amenity is within reach, yet the property maintains a sense of tranquillity and privacy, offering the best of both worlds.

Whilst only nine miles north of Stratford upon Avon and a short drive to the delightful towns of Solihull, Kenilworth, Warwick and Leamington Spa, the location is hard to beat. Well placed for easy access the M40, M42 and M6 motorway networks and with Birmingham Airport just 20 minutes' drive, the location is perfect.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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