



3 St. Marys Close

Henley-in-Arden, B95 5NA

Andrew Grant

3 St. Marys Close

Ullenhall, Henley-in-Arden, B95 5NA

3 Bedrooms 1 Bathroom 1 Reception Room

A beautifully renovated three-bedroom home in the heart of Ullenhall, offering open-plan living, modern finishes and a peaceful setting near Henley-in-Arden.

- Fully refurbished three-bedroom semi-detached home with open-plan living space and modern kitchen.
- Thoughtfully redesigned layout featuring high-quality fixtures and bright, spacious interiors.
- Private rear garden with lawn, terrace and countryside outlook.
- Driveway providing off-road parking within a quiet cul-de-sac.
- Situated in Ullenhall, close to Henley-in-Arden's amenities, schools and transport links.

This three-bedroom semi-detached home has been comprehensively renovated throughout to create a stylish and highly practical home. The ground floor has been reconfigured to form an open-plan kitchen, dining and living area, flooded with light from wide bi-fold doors that open onto the rear garden. Completing the ground-floor is a convenient cloakroom. Upstairs are three well-proportioned bedrooms, each offering flexible use for family, guests or home working. The main bathroom has been newly fitted with a modern suite and quality finishes. Outside, the rear garden features a paved terrace and level lawn, with open fields beyond. To the front, a driveway provides off-road parking. Ullenhall offers a peaceful village atmosphere with access to open countryside and excellent transport links.

898 sq ft (83.5 sq m)





The kitchen and dining area

The open-plan kitchen has been completely reconfigured to create a contemporary and highly functional space that forms the heart of the home. Sleek cabinetry runs the length of one wall, offering generous storage and housing modern appliances with clean lines and an uncluttered finish. A large central island provides further workspace and serves as a natural gathering point, while broad bi-fold doors draw in natural light and open directly to the garden.





The dining area sits to the rear of the room, positioned beside full-height glazing that frames views of the garden. There is ample room for a family table, making it ideal for both everyday meals and relaxed entertaining. The layout ensures a smooth flow between cooking, dining and outdoor living, creating an inviting setting for social occasions throughout the year.



The living area

Positioned to the front of the home, the living area offers a comfortable and welcoming space ideal for relaxing or entertaining. The bay window draws in natural light while providing an attractive outlook, and the open aspect through to the kitchen and dining space enhances the sense of connection across the ground floor. Its generous proportions make it perfectly suited to modern family living, creating a practical and inviting environment at the heart of the home.





The primary bedroom

The primary bedroom is a bright and well-proportioned room with a wide window overlooking the front of the property. Built-in wardrobes provide excellent storage while maintaining a sense of openness, and the layout easily accommodates a large bed and additional furnishings. The room feels calm and restful, offering a comfortable retreat at the end of the day.





The second bedroom

A well-sized second bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers excellent versatility, equally suitable as a guest space or further family bedroom. Its proportions allow for a range of furniture layouts, making it a practical and appealing part of the home.





The third bedroom

The third bedroom overlooks the rear of the property and provides a comfortable room ideal for a child or home office. Well-planned proportions allow for essential furnishings without feeling confined, making it a versatile and practical addition to the home.



The bathroom

The bathroom has been completely refitted to include a contemporary suite comprising a bath with overhead shower, wash basin and WC. Large-format wall tiles and a heated towel rail contribute to a clean and modern finish, while the frosted window allows for natural light without compromising privacy. The result is a fresh and practical space designed for everyday use.



The garden

The rear garden offers a private and well-kept outdoor space, with a paved terrace extending directly from the kitchen and dining area to create an ideal setting for entertaining or outdoor dining. A level lawn is bordered by fencing and mature trees beyond, providing a pleasant sense of privacy and greenery. The outlook to open fields at the rear enhances the feeling of space, making this a particularly attractive feature of the property.



The driveway and parking

To the front of the property, a private driveway provides off-road parking directly outside the entrance. The home is positioned within a quiet cul-de-sac, creating a safe and peaceful setting with easy access to the rear garden through a gated side path. The frontage has been updated as part of the wider renovation, completing the property's smart and practical presentation.

Location

3 St. Marys Close is positioned within the sought-after village of Ullenhall, a quiet rural community surrounded by open countryside yet only a few minutes from the bustling High Street of Henley-in-Arden. The village retains a traditional feel with a local pub, church and scenic walks, while Henley-in-Arden provides a fine selection of independent shops, cafés, restaurants and everyday amenities.

The nearby market towns of Alcester and Stratford-upon-Avon offer additional shopping and leisure options, all easily reached by road. Families are well served by a choice of respected schools in both Henley-in-Arden and the surrounding villages, catering for all age groups.

Excellent transport links make the location highly practical, with the M40 and M42 close at hand and rail services from Henley-in-Arden providing straightforward connections to Birmingham, Solihull and Stratford-upon-Avon.

Services

The property benefits from mains electricity, water and drainage.

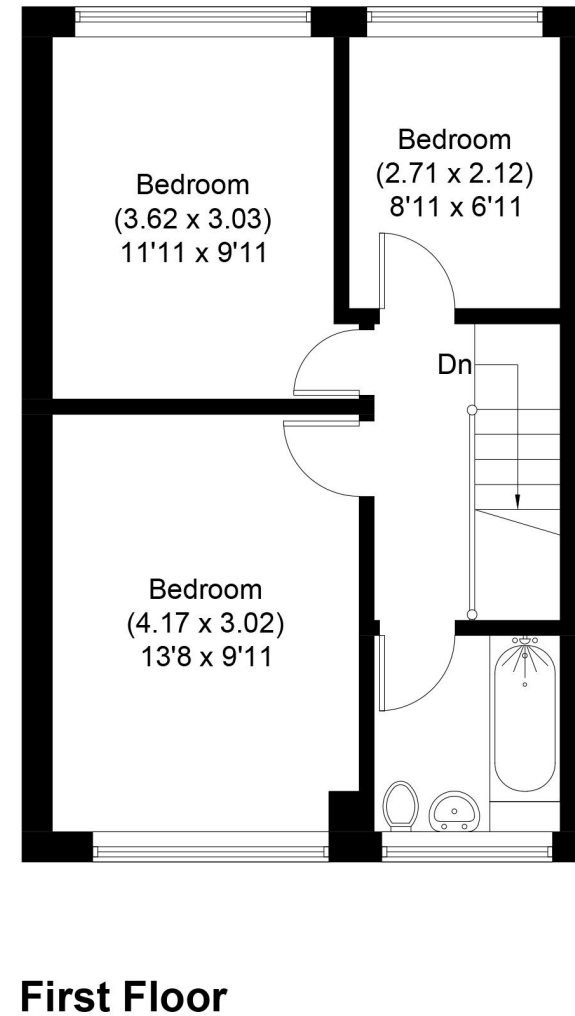
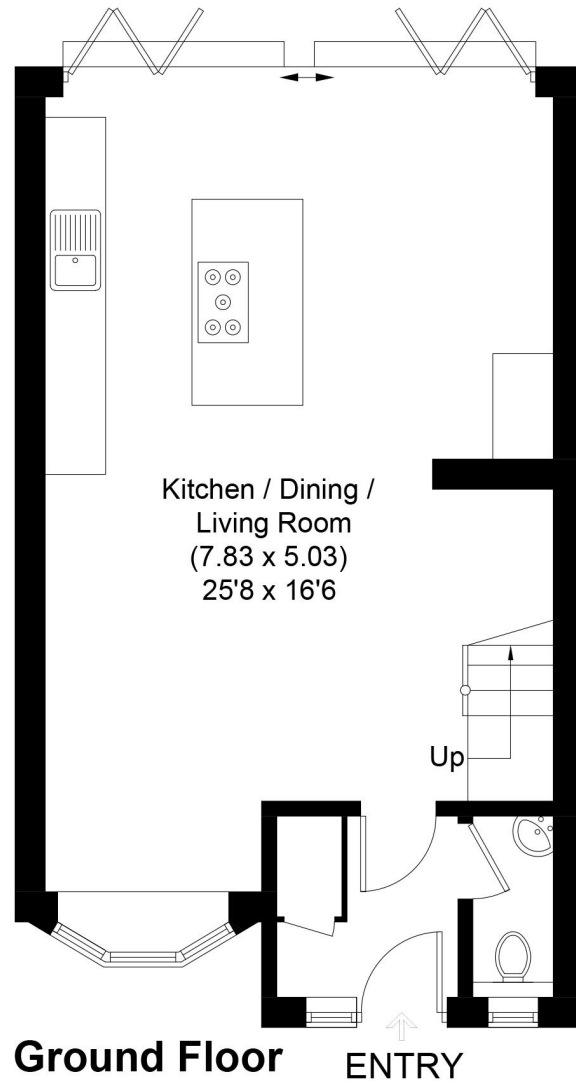
Council Tax

The Council Tax for this property is Band C



St. Marys Close

Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Total = 83.5 sq m / 898 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.



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