



FAIRVIEW, Henley-in-Arden, Warwickshire, B95 5DL

£2,500,000

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Experience the ultimate in luxury family living with this exceptional home. Located in desirable Henley in Arden with high class eateries owned by Michelin starred celebrity chefs including Raymond Blanc and Glen Purnell just a short walk away. The high street offers independent shops and welcoming pubs, making Henley in Arden a great place to live with many amenities on your doorstep. This impressive 7-bedroom, 3-storey new build property boasts 6100 sq ft of thoughtfully designed living space in a desirable rural location. Perfectly blending style, comfort, and functionality, this home is ideal for discerning families seeking high-end living. Externally, the gated entrance leads to large fully planted and landscaped gardens to front, side and rear. The patio areas are beautifully paved with Spanish porcelain tiles. This property also offers stunning views across open fields down to Wootton Way.

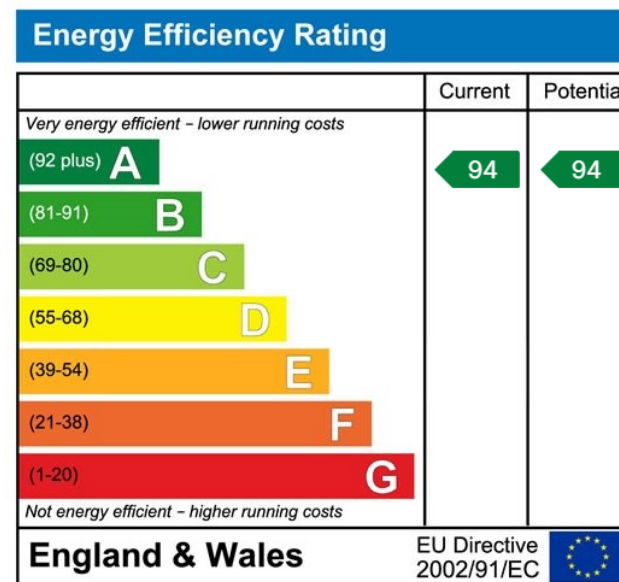
The flexibility of the second floor bedrooms to be used as a games room and gym/cinema room if required, gives the buyers options to meet larger family needs. The property features 5 ensuites, a family bathroom to first floor as well as a dressing room to the main bedroom. Those early morning queues to get ready for the day will be a thing of the past! There is also a generous lounge, open plan kitchen/ family room with two sets of bi fold doors leading to the garden, a snug, home study and separate dining room.

This property provides exceptional stylish and comfortable accommodation for the most particular of families. Additionally, it benefits from install automation system, intelligent lighting control with Lutron Homeworks QSX giving you perfect ambiance at the touch of a button. Enjoy the convenience and elegance of automated blinds with pre wiring already in place for key areas. Create a seamless blend of privacy, energy efficiency and effortless style with blinds that can be synchronised with your lighting or controlled independently. The fitted ceiling speaker music system can be operated from any smart device and is pre wired for outdoor speakers. Gates, alarm, and CCTV camera can all be operated through mobile devices. You can even turn on the cooking appliances as required !! The property also boasts a Band A EPC. Air source heating with a 6KVA solar system and 10 KVE battery storage. Highly efficient underfloor heating keep the property warm and comfortable throughout the year. The property is finished with





- Expansive living space
- Large Contemporary Fully Fitted Kitchen/ Family room
- Games Room and Gym/ Cinema Room
- Generous Lounge with Bi Fold doors to the Garden
- Triple Garage
- 5 En Suite Bathrooms
- 6100 sq Ft (approx)
- Set in one third of a acre
- Desirable Location
- 3 Floors



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