

Mayfield Farm

Bear Lane, Henley-In-Arden



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PORTFOLIO COLLECTION

MAYFIELD FARM
Bear Lane, Henley-in-Arden
A Distinctive Countryside Retreat of 8 Luxury Homes

Mayfield Farm is an exclusive development of eight beautifully crafted homes, perfectly positioned on the idyllic Bear Lane in the historic and highly sought-after village of Henley-in-Arden.

Set amidst rolling Warwickshire countryside, this boutique collection blends timeless architectural charm with the highest standards of modern living.

Set within a small, prestigious development, each home is finished to an exceptionally high specification throughout and offers generous, well considered living space. Ideally suited for both families and professionals, the location offers the perfect balance of rural tranquillity and modern convenience.

Henley-in-Arden is renowned for its character, heritage, and warm community spirit. Residents enjoy access to excellent local schools, independent shops, welcoming pubs and restaurants and, of course, the famous Henley ice cream parlour, all just a short stroll away.

Surrounded by open fields and far reaching countryside views, Mayfield Farm offers a rare opportunity to embrace contemporary luxury living in a setting that is both peaceful and vibrant.

This is more than a home, it's a lifestyle.



SPECIFICATION

Kitchen & Utility

- Premium kitchen and utility units in a choice of stylish colours (upgrade options available)
- Sleek quartz worktops to kitchen; durable laminate to utility
- Contemporary 1½ bowl under-mounted sink with engraved drainer and instant boiling water tap
- NEFF Slide & Hide electric oven and combination oven
- Modern ceramic hob with integrated extractor
- Integrated dishwasher and fridge/freezer
- Built-in 300mm wine cooler
- Dedicated utility space for washing machine and tumble dryer

Bathroom & Ensuites

- Contemporary white sanitaryware with concealed cistern & dual flush WC
- Vanity unit with inset basin for a sleek, modern look
- Porcelanosa tiling, full height to bath and shower areas, half height elsewhere
- Porcelanosa tiled flooring throughout
- Hansgrohe chrome mixer taps with pop-up waste to basins and bath
- Stylish shower enclosures with Grohe thermostatic rainfall shower and adjustable spray
- Illuminated mirrored wall cabinet with integrated shaver socket

Internal Finishes

- Cottage-style oak veneer solid core doors with polished chrome handles
- White doors to ensuites for a fresh contrast
- White gloss Ovolo skirting and architraves for a clean, classic finish
- Elegant white gloss softwood staircase with light oak feature handrail
- Soft Barely Chalk matt paint to walls, with White Mist in bathrooms & ensuites
- Smooth brilliant white ceilings throughout
- Luxury vinyl flooring to kitchen, dining, hallway, utility & guest cloakroom
- Fitted wardrobes to Principal bedroom

External Details

- 7kW EV charging point for convenient home vehicle charging
- Outside tap and power point to side or rear
- Landscaped front garden, rear patio and turfed lawn
- Attractive block-paved driveway
- Eco-friendly 190L water butt

SPECIFICATION

Security

- PAS 24 five-point locking system to external doors (Secured by Design compliant)
- Remote controlled wireless intruder alarm
- Camera doorbell for added peace of mind
- Dusk-to-dawn exterior LED lighting to front and rear

Electrical & Ventilation

- Chrome switched sockets with USB ports to ground floor; white sockets to first floor
- White LED downlighters to hall, kitchen, dining room, family room, guest cloakroom, landing, bathroom & ensuites
- Option to upgrade downlighters to chrome finish
- Discreet under-cupboard lighting in kitchen
- Energy-efficient Vent-Axia MVHR Lo-Carbon whole-house ventilation system

Heating & Plumbing

- Daikin air source heat pump with hot water cylinder
- Zoned underfloor heating to ground floor
- Thermostatic radiators to first floor
- Wi-Fi enabled heating & hot water controls
- Chrome towel rails to bathroom and ensuite(s)
- Smartmist watermist sprinkler system for added safety
- Surestop remote stopcock switch

Media & Telecommunications

- Media plates to Living Room, Sitting Room, Family Room & Bedroom 1
- Openreach Optical Network Terminal (ONT) installed for Fibre Broadband
- Includes BT Smart Hub router, located in store/cupboard for a clean setup

Additional Details

- 10 Year Build Warranty
- High levels of insulation throughout for an energy efficient home



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PLOT ONE - MEADOW VIEW

A beautifully positioned two bedroom detached bungalow, offering spacious, high-spec living with scope to extend into the loft (STP).

Features include a generous lounge with bi-fold doors to the garden, and an open-plan kitchen/dining/family area, the true heart of the home, plus a separate utility room.

Both bedrooms benefit from luxury ensuites, complete with Grohe rainfall shower or bath, Hansgrohe fittings, vanity units, and Porcelanosa tiling. The principal bedroom also includes fitted wardrobes.

Finished to a premium standard throughout, the home features oak veneer internal doors, luxury vinyl flooring, and Air Source heating with Wi-Fi enabled controls for modern, energy-efficient comfort.



PLOT SIX – THE CHARNWOOD

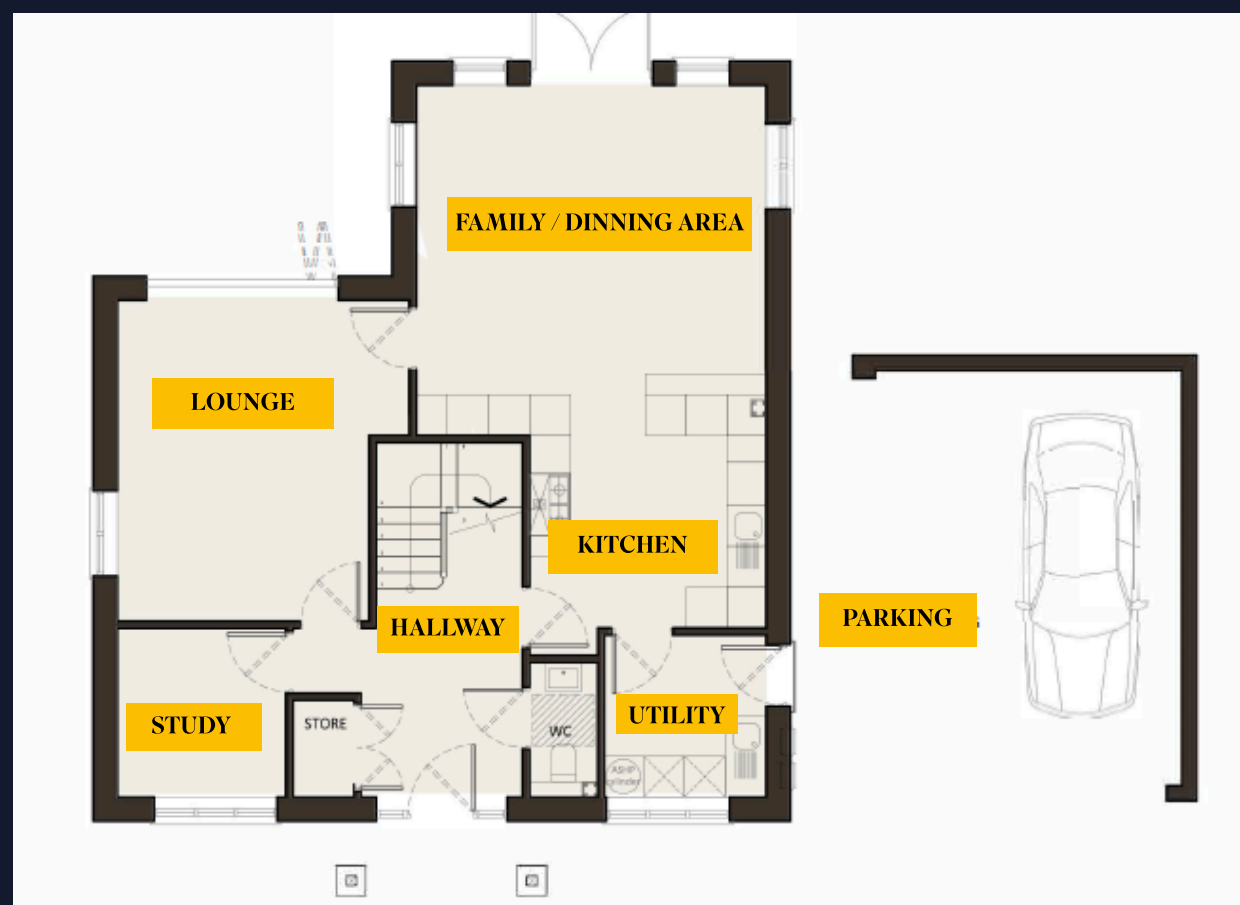


This thoughtfully designed home offers generous living space and high-end finishes throughout.

The dual-aspect sitting room with bi-fold doors opens seamlessly to the rear garden, while the open-plan kitchen, dining & family area forms the vibrant hub of the home.

A utility room, dedicated study, and guest cloakroom add everyday convenience. Finishes include Karndean flooring to key areas and a stylish oak staircase, with an option to upgrade to glass balustrade.

Upstairs, the principal bedroom features fitted wardrobes and a luxurious en suite with walk-in Grohe rainfall shower, Hansgrohe taps, and Porcelanosa tiling. Three further double bedrooms offer flexible space for family or guests, complemented by a sleek family bathroom with bath and separate shower.





PLOT SEVEN - THE ASHWOOD

A beautifully designed home combining classic charm with modern comfort. Featuring a spacious sitting room and a stunning open-plan kitchen/dining area with bi-fold doors to the garden, Plot 7 is perfect for relaxed family living and entertaining.

Upstairs offers three generous double bedrooms, including a luxurious principal suite with walk-through dressing room and high-spec ensuite. A separate study area and stylish family bathroom complete the first floor.

Additional highlights include underfloor heating, Daikin air source heating, top-tier security features, a landscaped garden, private driveway, and EV charging point.

A thoughtfully crafted forever home in a desirable Warwickshire location.



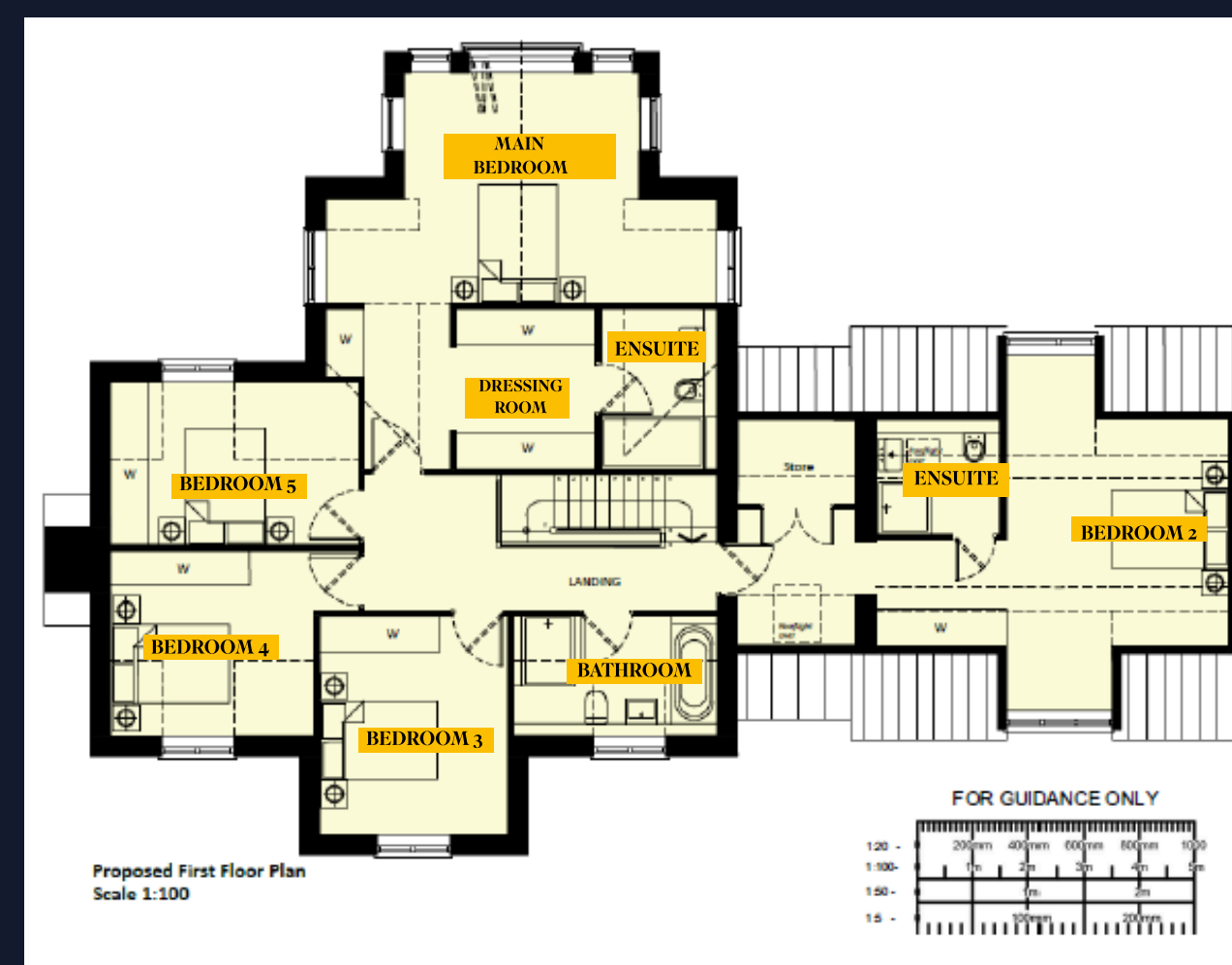


PLOT EIGHT - FAR MEADOW

This beautifully designed 5 bedroom home offers spacious, high end living in an exclusive setting. The ground floor features a dual aspect sitting room with fireplace, a study, guest cloakroom, and an impressive open-plan kitchen, dining, and family space with bi-fold and French doors to the garden.

Upstairs, the principal suite includes a Juliet balcony, dressing room, and luxury ensuite. Bedroom 2 also features its own ensuite and dressing area, while three further double bedrooms share a sleek family bathroom.

Additional highlights include underfloor heating, Daikin air source system, a utility room, integrated appliances, double garage, EV charger, and landscaped gardens.



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General Information

Agents Note

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