



High Street, Henley-in-arden, B95 5AA

£1,200,000

Hawkins & Patterson
ESTATE AGENTS



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110 High Street, Henley-in-Arden,
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This is something very special. Tucked away behind electric gates with a drive down to this individual & substantial 3,250 sq. ft. 4 / 5 bedroom family home. Set on a secluded riverside plot. No upward chain. EPC Band C. Council Tax Band G.

Fabulous five bedroom family home, in an amazing location at the top of Henley on Arden High Street. Tucked away behind gates, offering plenty of parking with over 3,250 sq feet of flexible accommodation, a pretty private garden and charming rural views to rear!

Approach - The larger of two discreet detached homes built in the very late 1990's by the highly regarded local builder Chase Homes. Timber gates from the High Street open to lead down the driveway to the forecourt parking before the garage & double width car ports.

Description - From the pretty gravelled approach, you could be tricked into thinking you were in the countryside!

Off the spacious entrance hall there are three good reception rooms. To the front a charming dual aspect sitting room, with feature fireplace, bright, light and welcoming as well as very well fitted out office/study.

To the rear is a very large entertaining room, fitted with bar area, partly vaulted ceiling and glass to all sides. Its the perfect place to relax and enjoy views onto the garden, convert into a fabulous games room with space for full size pool table or even as a splendid dining area.

To the far left of the property is a spacious galley style kitchen with integrated dishwasher, washing machine, oven and five ring gas hob then leads onto a very large utility with superb storage cupboards and door out to the covered car port area. There's also lots of space for either a secondary seating area or dining area, which boasts a feature fireplace and double patio doors onto the rear patio.





Upstairs the space really impresses, with a lovely spacious landing leading to five double bedrooms all benefiting from built in wardrobes.

The principle suite, is bright and light with views to the front and rear, with plenty of wardrobes and a large en-suite bathroom. Two further double bedrooms enjoy use of their own en-suite bathrooms whilst the other bedrooms share use of a large family bathroom.

The current owners decided to change the function of bedroom five by creating a gym with impressive sauna and shower

Outside - With ample parking to the front. There is a single garage, double car port and additional space to comfortably park a further 4 cars.

EPC Band C, Council Tax Band G (Stratford-Upon_Avon district council).





Reception Hall - Mosaic inlaid tiled floor. Feature staircase to one side. Cloaks cupboard.

Guests Wc - Spacious guest cloakroom/ Wc.

Sitting Room - Dual aspect room with feature carved stone fire surround & hearth.

Entertainment Room - A superb multi-use room. With part vaulted ceiling with lantern centre piece. Window & door to all sides. Currently used for formal dining with bar.

Study - Fully fitted with desk, cupboards & library shelving. Living, Dining, Kitchen - The heart of the home. Plenty of flexible space to furnish & use as you wish. The beautifully fitted kitchen has all the features & appliances you would expect in a home of this quality

Boot Room / Utility - Highly practical large fully tiled room. Range of full height store cupboards and all the accessories a room such as this should provide.

Central Gallery Landing - With doors off to all bedrooms.

Bedroom One - A dual aspect room of super proportions. Two double wardrobes.

En-Suite Bathroom - Spacious en-suite with bath and separate double shower

Bedroom Two - Facing the rear with a double wardrobe. Bathroom- Corner shower pod with body jets, bath.

Bedroom Three Side aspect double room.

En-Suite Bathroom- Panelled bath.

Bedroom Four - Double bedroom, side aspect.

En-Suite Bathroom - Double shower cubicle.

Gym / Sauna (Bedroom 5?) - No need to go to the gym you have space here and somewhere to relax then shower after your workout.

Car Port X 2 - Keep the frost at bay during the winter months.

Garage - Somewhere safe for that classic car or motorbike?

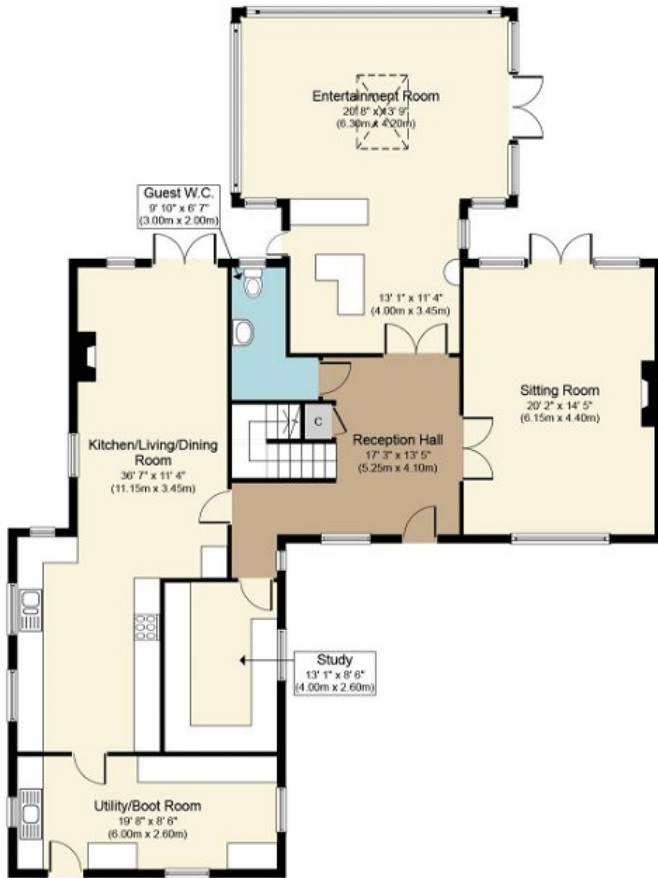
Riverside Garden - Landscaped with mature trees, lawn & patio areas. Summer house. The river Alne flows quietly along the rear boundary.





This handsome house is a short stroll from the charming High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc). There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

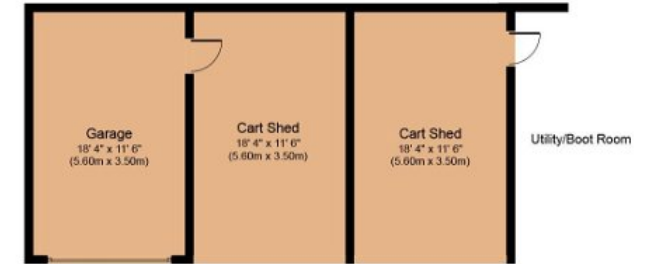




Ground Floor



First Floor



Outbuilding

Approx. Gross Internal Floor Area 3,806 sq. ft. (353.6 sq. m.)