



PRINCE HARRY ROAD, HENLEY-IN-ARDEN

FIXED PRICE £745,000

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

PRINCE HARRY ROAD, HENLEY-IN-ARDEN

A magnificent contemporary home in the heart of this thriving Town, standing as it does just behind the High Street. Designed & built for our meticulous clients. This recently completed home is a paragon of energy efficiency & easy living.

Built & appointed with the very best quality materials. This largely open plan ground floor, provides a bright, spacious & economical home. The ground floor has highly insulated, polished concrete flooring throughout with under floor heating.

Built under the careful supervision of our clients this bespoke, energy efficient home has a striking Cedar clad facade with contrasting black detailing. Full width brick edged resin bonded forecourt parking for three cars.

THE INTERIOR

Light & airy with windows on all four sides. Predominantly open plan but with separate study/snug a guests WC and that essential utility room discreetly behind its own door.

The main room features powder coated black steel & Oak return staircase with a large window at the mid-point. The living area provides ample space to arrange it as you wish. To one side is a beautifully appointed kitchen fitted with Clerk Smatt cabinets in charcoal under solid Oak worktops. It has all the integrated Bosch appliances you would expect plus a highly efficient "A" rated Elica direct vent kitchen extractor.

The ground floor rear elevation is effectively a glass wall with central double French doors by "Jennyfields." Matching full height windows either side. All the other windows in the house are charcoal powder coated Cannon Alitherm aluminium that a also "A" rated.

Upstairs there is a generous light filled landing with Genoa Oak hardwood doors leading to the three double bedrooms. The principal bedroom has French doors out to a full width West facing balcony. Separate dressing room with wardrobes & freestanding drawers adjoining beautifully appointed en-suite shower room. The fully tiled bathroom features a freestanding oyster bath, large walk in shower, WC & vanity unit with bowl sink.





OUTSIDE

A fully landscaped West facing garden with extensive sleeper edged paved patios around central artificial square lawn. Lollipop trees along the rear boundary. Two sheds & gated access either side of the house. Lighting, & EV point.

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) opening summer 2023. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.





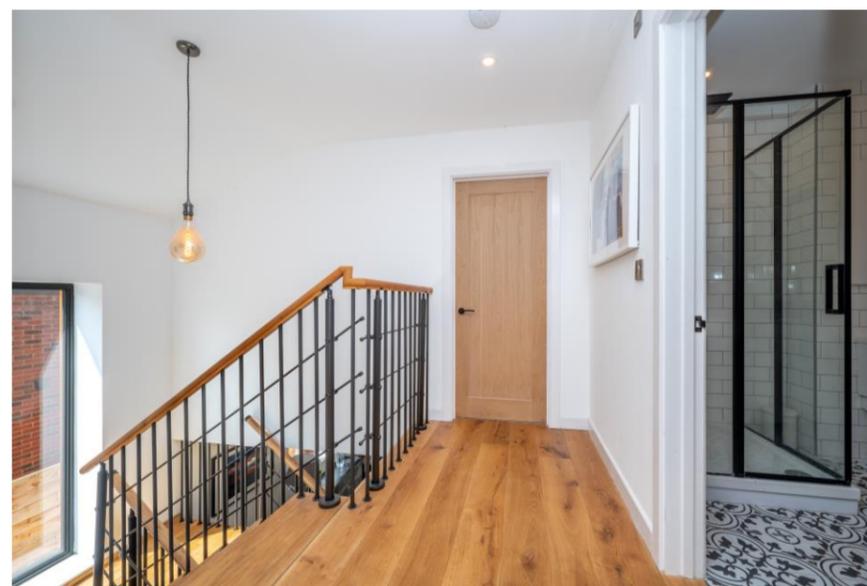


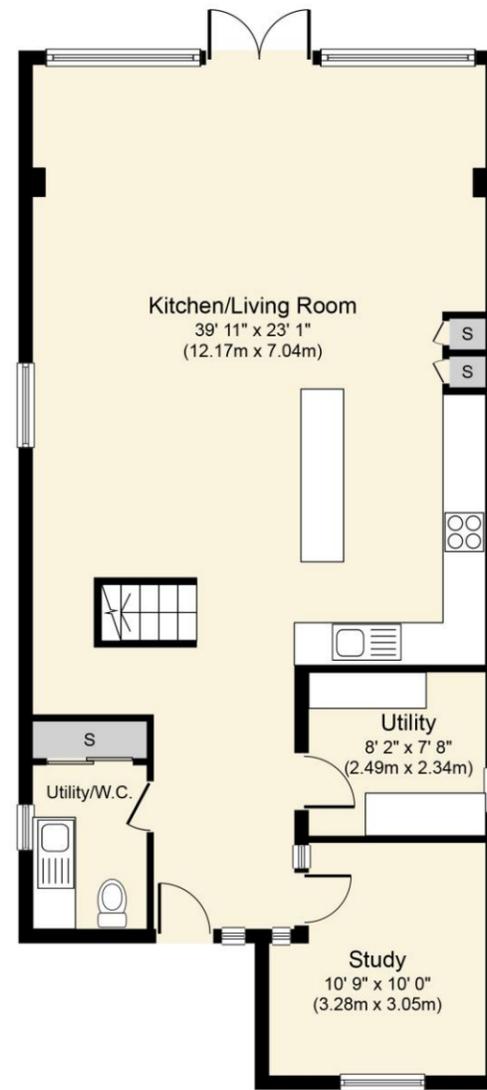
GENERAL INFORMATION

SERVICES: We have been advised by the vendor that all main services are connected to the property. Full Fibre broadband connected to the property.

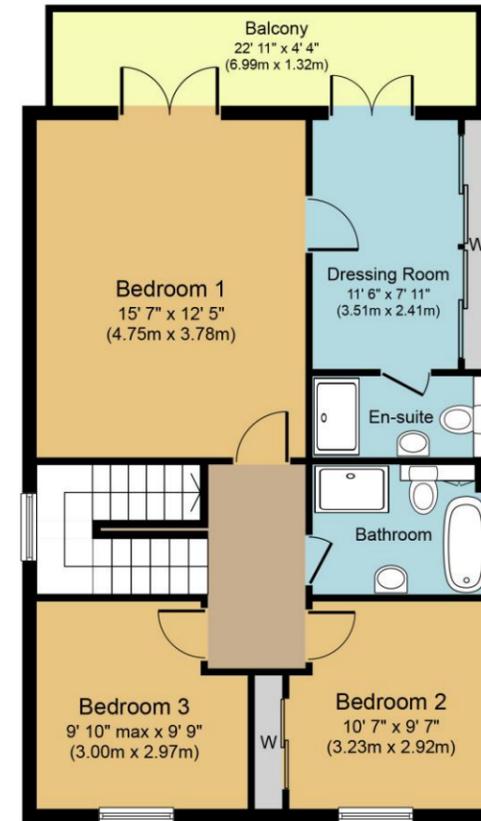
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to be in Band F

ENERGY PERFORMANCE CERTIFICATE RATING: B (85). A full copy of the EPC is available at the office if required.





Ground Floor
Approximate Floor Area
1,081 sq. ft.
(100.4 sq. m.)



First Floor
Approximate Floor Area
682 sq. ft.
(63.4 sq. m.)

Approx. Gross Internal Floor Area 1,764 sq. ft. (163.8 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.
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