



Whitley Hill, Henley-in-arden, B95 5DJ

Offers Over £1,250,000

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Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



[sales@hawkinspatterson.com](mailto:sales@hawkinspatterson.com)  
[www.hawkinspatterson.com](http://www.hawkinspatterson.com)



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS



## Whitley Hill, Henley-in-arden, B95 5DJ

One of only five superior properties standing on a cul de sac at the top of the hill as you travel from Henley towards Warwick. A substantial 5 bedroom family home set of a magnificent private South facing plot with distant views down the valley. Providing adaptable living space for the growing family.

This generously proportioned 5 bedroom family home stands in a favoured cul de sac on the edge of Town. The four excellent reception rooms are highly adaptable and the bedrooms all of a good size. Most of the rooms enjoy the outstanding south facing outlook over the large established garden down the valley towards Wootton Waven & the Cotswolds. Viewing is considered essential.

### APPROACH

Picket fence & gate opens into gravelled forecourt with central island & lawn either side.

### PORCH

Leaded light door with hardwood inner door into,

### HALLWAY

With staircase off to one side.

### SITTING ROOM

With borrowed light French doors and windows. The room features stone fire surround with marble hearth containing recessed wood burning stove.

### INNER HALLWAY

With window to the front.







## **GUESTS WC / CLOAKROOM**

## **DINING ROOM**

Side window. Wide folding doors opening into,

## **SITTING ROOM**

A generously proportioned square room with feature exposed brick wall including chimney & hearth with matching low level display under hardwood top. French doors & side windows open out to the South facing garden & the magnificent distant view beyond.

## **GARDEN ROOM**

A splendid & adaptable room to use as you wish. With a tiled floor. French door with large windows.

## **FAMILY ROOM**

Another generous room currently used as part home office part games room. Fitted shelving, display cupboards & desk. Again French door & side windows to make the most of that view!

## **WC**

## **UTILITY**

Range of base cupboards & drawers. Sink with double drainer. Dishwasher & fridge freezer. Plumbing for washing machine. Floor standing central heating & hot water boiler.









## KITCHEN

Comprehensively fitted with a range of "Shaker" style units in white. Providing base cupboards & drawers under wood butchers block worktop. Tiled splashbacks with cupboards, some part glazed above. Separate pantry. Space for Range style cooker, with concealed extractor & lighting above.

## ON THE FIRST FLOOR

### PRINCIPAL BEDROOM

The size of the lounge below with wide windows to make the very most of the view over the garden & the valley beyond. Fitted & illuminated wardrobes along one wall.

### EN-SUITE

Also generous with an enamel bath with a shower over. with a glass side screen. Vanity unit with one piece wash basin over drawers. WC & bidet. Extensively tiled. Side window & airing cupboard.



**BEDROOM TWO (front)** With adjoining fully fitted dressing room.

**BEDROOM THREE (front)** With walk in wardrobe.

**BEDROOM FOUR (rear)**

**BEDROOM FIVE (rear)**

**WC** With low flush unit.

### SHOWER ROOM

Tiled floor. Large glass sided shower with waterfall head & hand held attachment. Vanity unit as previously described. Airing cupboard.

### GARAGE

With up & over door. Work bench. power & lighting. Loft storage.



## SOUTH FACING GARDEN

What a garden and what a view!

Full width patio edged with low ornamental walling. and steps down to the lawn with mature hedge borders. Central raised circular shrub & flower bed. At the end of this long garden is Summer house with timber decking. A variety of mature fruit trees.



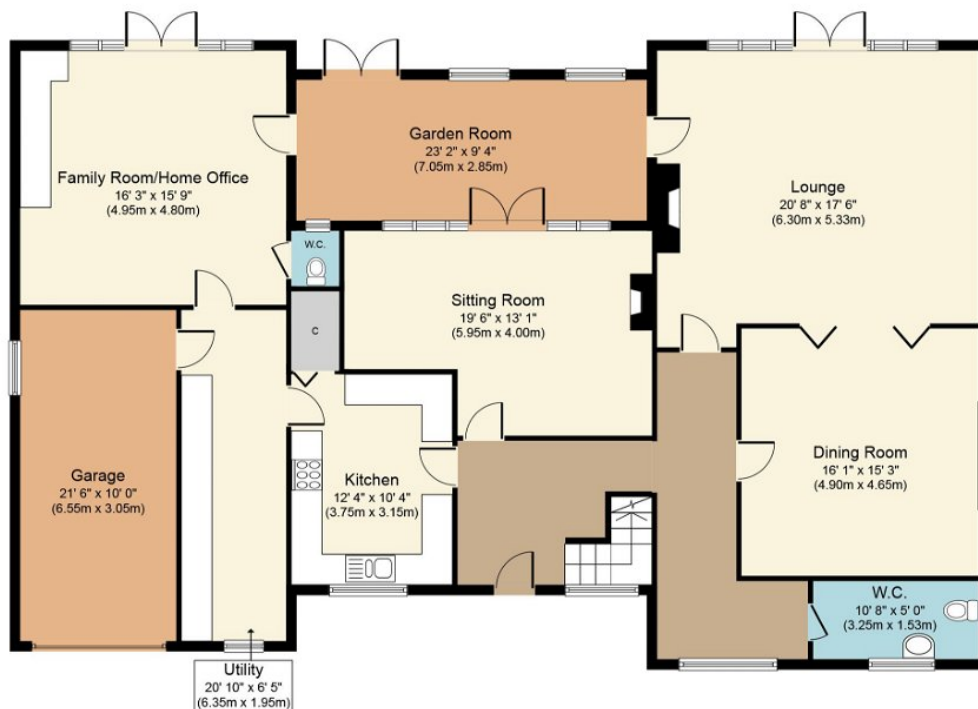


## THE NAME

For those with a curious mind, Peace River is named after a river in Canada the source of which is in the Rockies before it eventually discharged into the Artic.

## GENERAL INFORMATION

The house was re-roofed some 6 years ago. It had a new bunded oil tank in 2023 & a new boiler pump & motor this year. New septic tank drainage field installed 2023.



**Ground Floor**  
Approximate Floor Area  
2,221 sq. ft.  
(206.4 sq. m.)



**First Floor**  
Approximate Floor Area  
1,338 sq. ft.  
(124.3 sq. m.)

**Approx. Gross Internal Floor Area 3,560 sq. ft. (330.7 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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