



ASHBURY COURT, HIGH STREET, HENLEY IN ARDEN, B95 5AF

Guide Price £895,000

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## ASHBURY COURT, HIGH STREET, HENLEY IN ARDEN, B95 5AF

An immaculately presented "turn key" four bedroom Townhouse. Enjoying a private, South facing patio garden in this highly regarded, always sought-after, gated community.

An oasis of calm behind the gates that lead out on to the High Street. A fully refreshed & beautifully presented Townhouse. Open plan rear "living" kitchen with dining area & open plan orangery. Sitting room & study. Utility & integral store. Four bedrooms, two en-suites. South facing private garden. Forecourt parking for two cars, plus ample visitors parking.

### APPROACH

Gated entrance leads into the courtyard which provides ample visitor parking. Brick block owners parking for two cars. Storm canopy.

### RECEPTION HALL

A generous reception area With Italian tiled flooring which extends throughout the ground floor. Staircase set to one side. Cloaks cupboard.

### STUDY

Walk in bay window. Coving & downlights.

### GUESTS WC

Duel flush WC with concealed cistern. Wall mounted wash basin with tower mixer tap & mirror above. Downlights & extractor.





## LIVING KITCHEN/DINER & ORANGERY

### KITCHEN

Central island with cupboards below granite worktop. Peninsular breakfast bar. Double china sink with mixer tap below window overlooking the garden. Handsome crème electric Aga. De Dietrich oven & separate Microwave. Integrated fridge/freezer & dishwasher. Pull out pantry unit. Worcester Combi boiler housed within a wall cupboard. Granite worktops with matching upstands. Cupboards above with under top lighting. Glass shelving.

### DINING AREA

Fitted low level cupboards either side of open wine rack. These & the glass fronted display cupboards & glass shelving match beautifully the kitchen units. Coving & downlights.

### ORANGERY

Three quarter height wall to one side with high level windows. Vaulted glass roof with sun blinds. Full with seating. French door on the side.

### CENTRAL LANDING

With return staircase to the second floor.

### SITTING ROOM

With walk in bay window & enjoying a delightful outlook. Coving & downlights.





## JACK & JILL SHOWER ROOM

Superbly refreshed with a tiled floor & walls. Glass sided shower with rain head shower plus hand held shower. Villeroy & Boch suite providing duel flush WC, with concealed cistern. Freestanding wash basin over vanity unit. Open shelving. Shaver socket. Downlights & extractor.

## BEDROOM ONE (front)

Twin windows. Double fitted wardrobe. Coving & downlights. Obscure fully glazed door into the "Jack & Jill" shower room.

## BEDROOM TWO / SNUG

A room to use as you wish? With quality fitted wardrobes along one wall, comprising three double units & one which is mirror fronted. Coving & downlights.

## BEDROOM THREE

With double fitted wardrobe. Coving & downlights.



## SECOND FLOOR LANDING

With airing cupboard housing Mega Flow hot water tank. Door into roof void storage.

## PRINCIPAL BEDROOM SUITE

Comprising the entire building footprint. This duel aspect room has dormer style windows front & rear. Two single wardrobes & three low level cupboards. Coving & downlights.

## EN-SUITE

Tiled floor & walls. Another Villeroy & Boch suite providing "egg" shaped freestanding contemporary bath with freestanding tower mixer tap & hand held shower. Freestanding wash basin with mixer tap bevel edge large mirror above. Duel flush WC with concealed cistern below obscure glazed dormer window. Glass door into large shower with rain head & hand held shower. Glass display shelving. Downlights & extractor.



## UTILITY ROOM

Originally part of the garage. With an internal door from the Hall. Tiled floor. Granite worktops over floor cupboards. China sink & drainer with mixer tap. Plumbing for a washing machine. Ample space for further appliances. Wall cupboards. Door into,

## STORE

Again with a tiled floor. Metal up & over front door. Power, lighting & cold water tap.

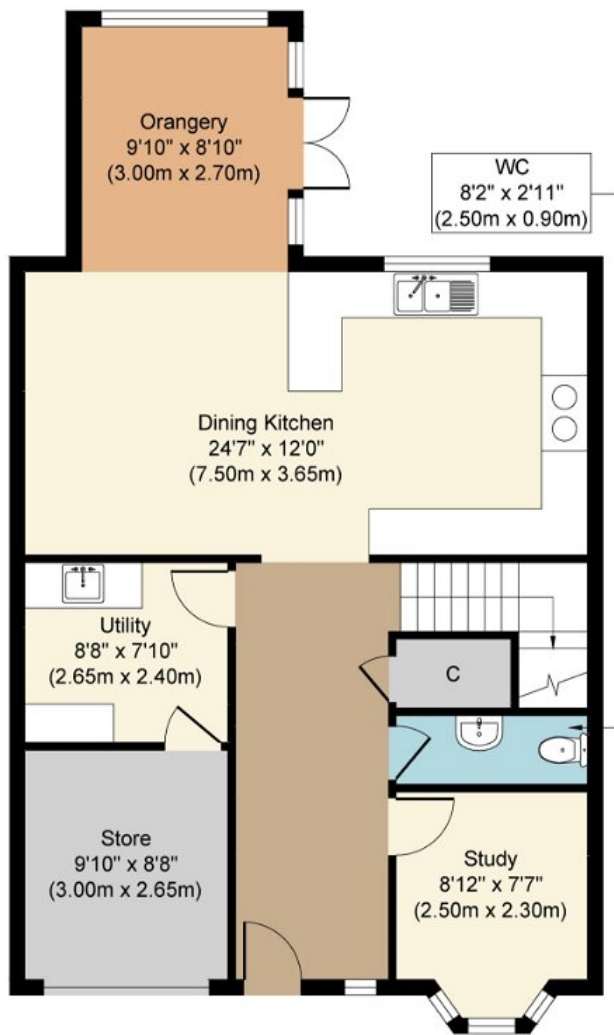
## SOUTH FACING GARDEN

Easily maintained fully landscaped garden. On two levels with contrasting paving. Automatic watering system. Cold water tap & ornamental lighting. A private sun trap.

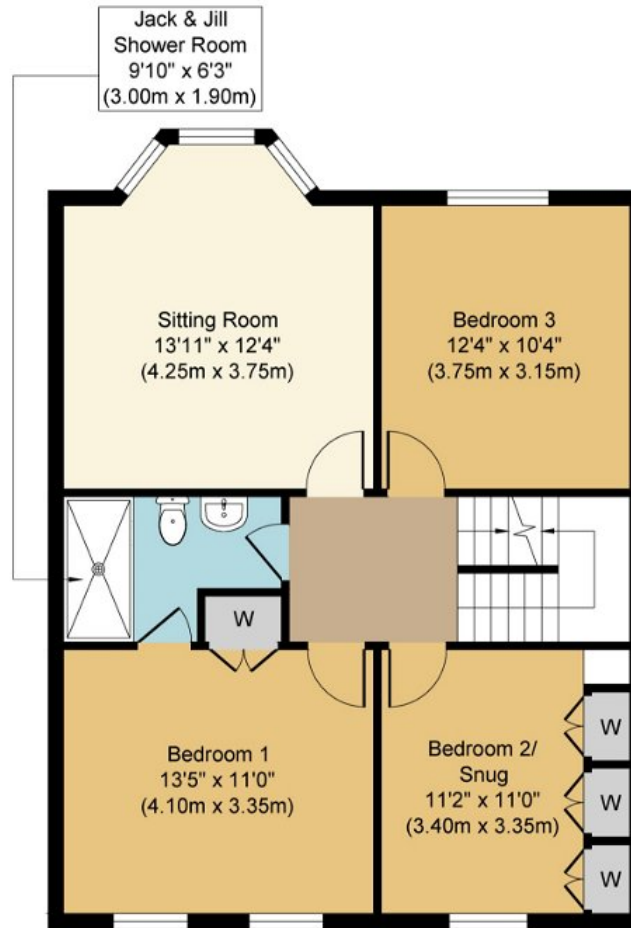




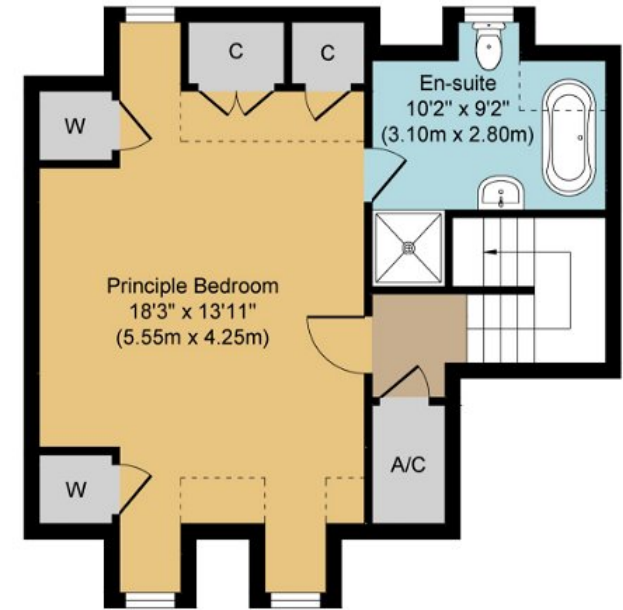




**Ground Floor**  
Approximate Floor Area  
831 sq. ft  
(77.19 sq. m)



**First Floor**  
Approximate Floor Area  
753 sq. ft  
(69.95 sq. m)



**Second Floor**  
Approximate Floor Area  
467 sq. ft  
(43.38 sq. m)

**Approx. Gross Internal Floor Area 2,051 sq. ft. (190.52 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.