



High Street, Henley-in-arden, Warwickshire, B95 5BS

Guide Price £330,000

Hawking & Patterson
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A Victorian Cottage that has been given a new lease of life with a beautifully considered refurbishment. Bring your kettle & settle in. You can even park your car.

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, dentists, Inns and excellent variety of restaurants. There are also primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham. Access to the cottage is gained via an attractive glazed entrance door through to;

SITTING ROOM

A beautiful, cosy room. Exposed beams to ceiling, double glazed window to rear, stairs to the first floor, double glazed bay window to front with built in window seat and storage cupboards beneath, Mylek 2kw ceramic heater and door to;

BEAUTIFULLY APPOINTED KITCHEN/ DINING ROOM

Bespoke, refitted kitchen with base, wall and drawer units. Butcher block worksurfaces with integrated drainer board, Belfast sink, Gold and white mixer tap, integrated Hoover fridge and freezer, Beko dishwasher and Hotpoint washing machine. Tiled floor, Mylek 2kw ceramic heater, double glazed window and door to the side courtyard and opening through to the dining area with continued tiled floor, double glazed French doors to the garden and half height attractive wood panelling.





FIRST FLOOR LANDING

Beams to ceiling, double glazed frosted window to rear.

BEDROOM ONE

Double glazed window to front, Mylek 2kw ceramic heater, beams to ceiling, divider curtain with space saving paddle staircase to loft room with wardrobe/ storage space beneath.

LOFT ROOM/ STUDY AREA

Double glazed Velux window to rear with fitted blind, Mylek 2kw ceramic heater and cupboard with hot water tank.

BEDROOM TWO

Double glazed window to side and rear, small storage cupboard, Mylek 2kw ceramic heater.

SHOWER ROOM

A beautiful refitted shower room with feature tiled floor, wood panelling, chromed heated towel rail, double glazed window to rear, recessed display shelves. White bathroom suite: WC, freestanding vanity unit and basin, double cubicle with electric shower and tiled walls.





OUTSIDE

GARDEN

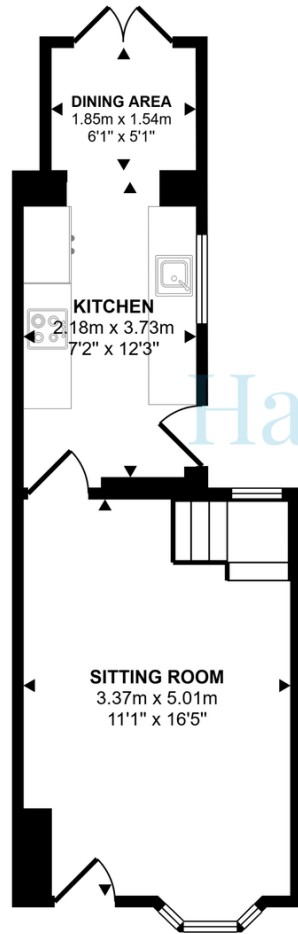
There is a paved courtyard to the side with walled shrubbery bed and outside light with an opening to the rear garden which is mainly paved with Cotswold stone borders and patio, fencing to the boundary and gate to;

PARKING SPACE

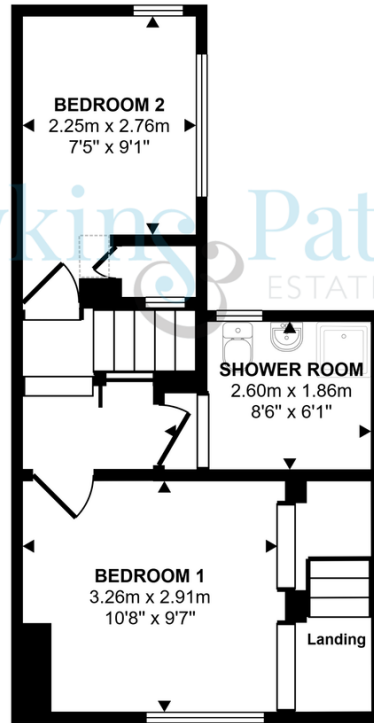
There is an allocated parking space to the rear, at the side of the neighbour's garage, access is gained off the High Street via Becks Croft and turning right into the public car park and through the gap between the wall and garage.



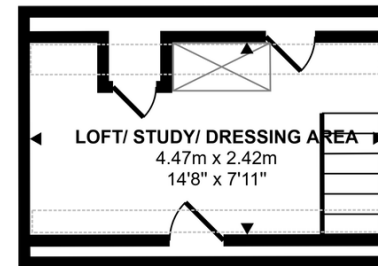
Approx Gross Internal Area
73 sq m / 791 sq ft




Ground Floor
Approx 29 sq m / 314 sq ft



First Floor
Approx 31 sq m / 332 sq ft



Second Floor
Approx 13 sq m / 145 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.