



Walnut Lodge, Beaudesert Lane,
Henley-In-Arden, Warwickshire B95 5JY

£799,950

*** Being Offered for Sale with No Upper Chain and Priced Attractively to Sell. ***

A rare opportunity to acquire this beautifully designed, unique property, discretely positioned in a prime location on Beaudesert Lane, in the heart of Henley-in-Arden. The property enjoys an enviable position, at the bottom of its privately owned drive and owns part of the island, which some may consider a sanctuary, making this property very special.

A large driveway centres around a magnificent Walnut tree, which is where the name Walnut Lodge originates from, and provides parking for multiple vehicles and gives access to the double garage. A canopy porch leads to the front door which opens into a welcoming hallway with large guest cloakroom. A spacious sitting room offers fantastic entertainment space and leads through to a grand conservatory with views over the delightful garden. There is also a formal dining room and a study which could also be used as a fourth bedroom, to the ground floor. To the first floor are three double bedrooms all with fitted wardrobes, en-suite to the master, and family bathroom. From the garden, steps lead to a private circular patio which overlooks the 'River Alne' running through. A footbridge leads over to the island which offers a wonderful garden retreat and haven for nature.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.



Approach

Walnut Lodge is discretely tucked away at the bottom of its own private driveway and is accessed off Beaudesert Lane just a moments stroll from Henley High Street. A large sweeping driveway provides parking for multiple vehicles and provides access to the double garage. A feature Walnut tree centres the drive and provides a turning circle for vehicles. Double timber doors lead to the garden and a canopy porch leads to the front door which opens into:-

L Shaped Entrance Hall

13'9" x 8'4" min / 13'10" max (4.21m x 2.56m min / 4.24m max)

With turned staircase rising to the first floor, radiator, under-stairs storage cupboard, feature coving, stained oak flooring and door opening into:-

Guest Cloakroom

9'4" x 5'1" (2.85m x 1.56m)

Stained oak flooring, pedestal wash hand basin with chrome mixer tap over and tiling to splash backs, low level W.C. Timber obscure double glazed window to the front and radiator.

Living Room

23'3" x 13'1" max / 11'4" to fireplace (7.1m x 4m max / 3.47m to fireplace)

Featuring a 'Victorian Style' cast iron gas fireplace with timber surround and tiled hearth, feature coving and ceiling rose, radiator, timber double glazed window to the side and stained pine glazed double doors with matching side panels open into:-

Conservatory

17'7" x 15'9" (5.36m x 4.82m)

With tiled flooring and feature exposed brick walls, UPVC double glazed windows to three sides, polycarbonate roof with two roof lights, ceiling fan light, two electric radiators and air conditioning units, wall mounted T.V point and UPVC double glazed french doors opening out to the garden.

Dining Room

15'5" x 13'1" (4.7m x 4m)

Feature coving, large central ceiling rose, radiator, stained oak flooring and timber double glazed window to the side.

Study / Bedroom Four

13'1" x 11'5" (4m x 3.5m)

Stained oak flooring, radiator, timber double glazed window to the front, full width library shelving.

Breakfast Kitchen

16'2" x 11'6" (4.94m x 3.53m)

A range of wall, base and drawer units with roll top work surfaces over, inset double sink unit with chrome mixer tap over and 'Tweeny' waste disposal unit, integrated 'Hotpoint' dishwasher, integrated larder refrigerator and integrated freezer, space and plumbing for an automated washing machine and tumble dryer. Built in double electric oven, inset 4-ring gas hob with extractor over, tiling to splash backs, dual aspect with timber double glazed windows to the front and side, cupboard housing the 'Worcester Bosch' combination boiler, radiator and tiled flooring.

First Floor

With hatch giving access to the boarded loft with drop down ladder and lighting. Large storage cupboard with fitted shelving and lighting, doors to all bedrooms and bathroom.

Master Bedroom

15'4" x 16'11" to wardrobe fronts / 15'9" min (4.68m x 5.16m to wardrobe fronts / 4.82m min)

A large dual aspect principle bedroom with double glazed windows to the front and side, radiator. An extensive run of mirrored wardrobes with hanging rails, shelving and internal lighting. Wall mounted T.V point and door opening into:-

En-Suite

6'11" x 5'2" (2.13m x 1.59m)

Shower unit with mains fed shower over, pedestal wash hand basin, low level W.C, timber double glazed obscure window to the front, part tiling to the walls and radiator.





Bedroom Two

15'11" x 9'8" (4.87m x 2.96m)

With UPVC double glazed window to the side, radiator, fitted wardrobe with hanging rail and shelving, wall mounted T.V point.

Bedroom Three

10'11" x 9'8" (3.33m x 2.95m)

With UPVC double glazed window to the side, radiator, fitted wardrobe with hanging rail and shelving and matching dresser unit.

Bathroom

9'9" x 6'0" (2.99m x 1.83m)

3-Piece suite with timber panelled bath with chrome mixer tap and telephone shower attachment over, feature bath jets and tiled surround. Low level W.C, pedestal wash hand basin with tiling to splash backs, extractor fan, radiator, tiled flooring and fitted wall cupboard with shelving.

Garden

An attractive, private garden, screened well behind tall laurel hedging and mature trees and bushes, a paved patio wraps around the property and there is a laid to lawn garden area. Raised decking lead to the conservatory and feature arched double timber doors provide access to the front. Steps lead down to a feature circular patio area overlooking the 'River Alne.' A timber footbridge leads to:-

Garden Island

Laid to lawn, bound by post and rail fencing and housing a variety of mature bushes and trees.

Double Garage

15'7" x 15'11" (4.76m x 4.86m)

With electric up and over door.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.



Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.
For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band F

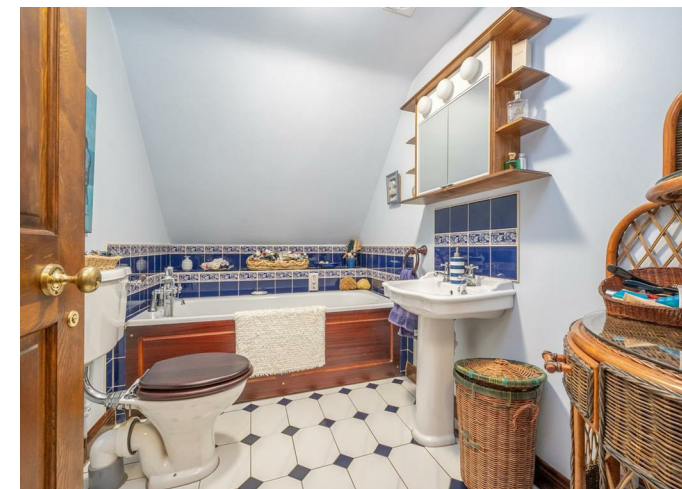
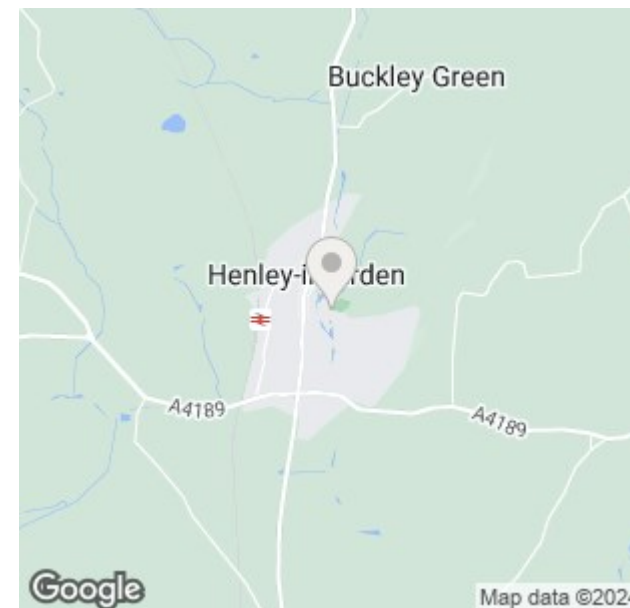
Fixtures & Fittings:

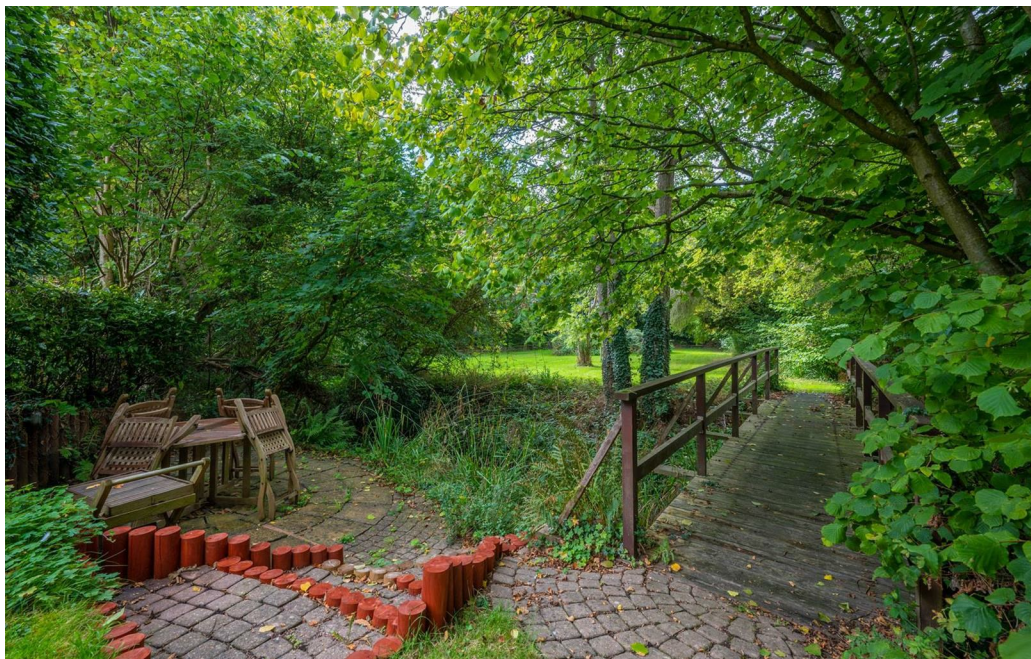
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

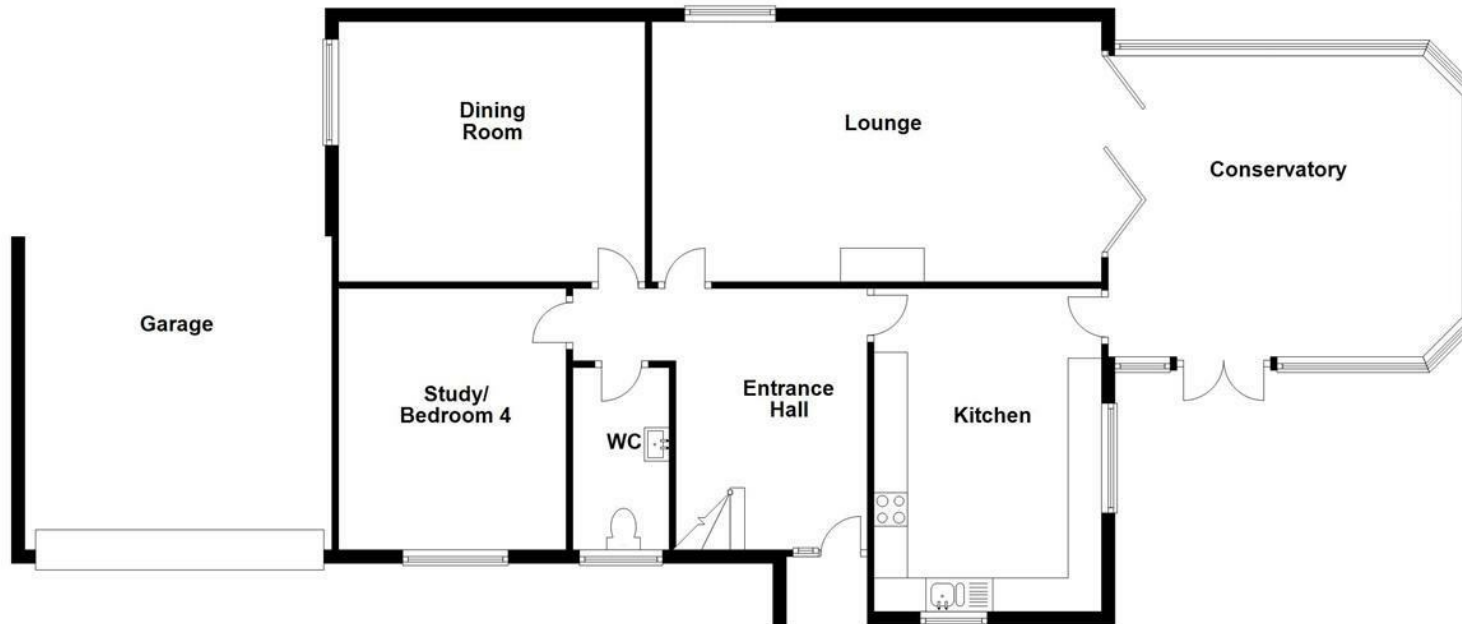
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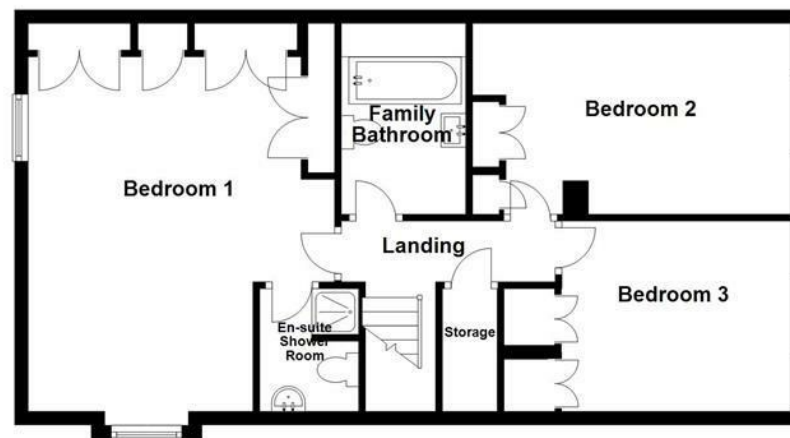
Ground Floor

Approx. 137.8 sq. metres (1482.9 sq. feet)



First Floor


Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 203.4 sq. metres (2189.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part of any contract.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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