



**Gate House,
Station Road, Henley-In-Arden, Warwickshire, B95 5JP
Offers In Excess Of £1,000,000**

Situated in a prime position on Station Road, which is just a short walk from the Henley-in-Arden High Street, this exceptional detached residence briefly comprises; four bedrooms, three bathrooms (including two en-suites), two reception rooms (plus study), substantial dining kitchen, utility room, and downstairs WC. It further benefits from a South-facing rear garden, double garage with room above (having a multitude of uses), and off-road parking.

The popular and picturesque former market town of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), 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 railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



The property is set back from the road and approached via a large block paved driveway, which provides parking for multiple vehicles and gives access to the double garage. The composite front door, with canopy storm porch above, opens into:

Entrance Hall

Feature coving to the ceiling, inset coir doormat, staircase rising to the first floor, door to understairs storage cupboard, radiator, and "Karndean" flooring. Door into:

Downstairs WC

6'0" x 4'11" (1.85m x 1.50m)

UPVC double glazed window to the front, low level WC, pedestal wash hand basin with mixer tap over, radiator, and "Karndean" flooring.

Snug/Study

16'2" x 9'2" (4.95m x 2.80m)

Feature coving to the ceiling, UPVC double glazed window to the front with plantation shutters, UPVC double glazed walk-in bay window with inset French doors leading to the garden, and radiator.

Living Room

18'2" x 12'11" (5.55m x 3.95m)

Feature coving to the ceiling, UPVC double glazed walk-in bay window with inset French doors leading to the garden, feature fireplace with marble hearth and inset gas 'living flame' fire, and two radiators.

Dining Kitchen

23'9" x 20'11" (7.25m x 6.40m)

L-shaped; with Velux roof lights, UPVC double glazed windows to the side and rear, UPVC double glazed doors leading to the family/sitting room, UPVC double glazed French doors leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with granite work surfaces over, inset 1.5 bowl sink with chef-style mixer tap and additional hot-and-cold filtered water tap over, built-in "Stoves" range-style cooker with three ovens/grill and inset 5-ring gas hob, space for large American-style fridge-freezer, integrated "Bosch" dishwasher, central island with integrated wine fridge and rack, and radiators. Door to:

Utility Room

13'3" x 5'6" (4.05m x 1.70m)

UPVC double glazed door leading to the garden, wall and base units with rolltop work surfaces over, inset sink with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and radiator. Archway to:

Storage Area

With wall mounted gas-fired "Worcester" central heating boiler.

Family/Sitting Room

17'8" x 17'0" (5.40m x 5.20m)

UPVC double glazed windows to the front with plantation shutters, feature chimney breast with oak mantel, inset log burner and granite hearth, and two radiators.

First Floor Landing

Part-galleried; with hatch giving access to the loft space. Door into:

Bedroom One

17'4" x 17'2" (5.30m x 5.25m)

Velux roof light, UPVC double glazed window to the rear, a range of built-in wardrobes, built-in dressing table with matching drawer units, and radiator. Door into:

En-Suite Shower Room

15'10" x 6'0" (4.85m x 1.85m)

Recently refitted; with obscure UPVC double glazed window to the front with plantation shutters, 3-piece suite comprising; large walk-in shower cubicle with mains fed shower and glazed screen over, low level WC with concealed cistern, vanity unit with inset double wash hand basins with mixer taps over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring (with underfloor heating).

Bedroom Two

15'10" x 11'5" (4.85m x 3.50m)

UPVC double glazed window to the rear, a range of built-in wardrobes, built-in dressing table with matching drawer units, and radiator. Door into:

En-Suite Shower Room

6'6" x 5'10" (2.00m x 1.80m)

Velux roof light, 3-piece suite comprising; quadrant shower cubicle with mains fed shower, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, shaver point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

Bedroom Three

12'9" x 9'6" (3.90m x 2.90m)

UPVC double glazed window to the front with plantation shutters, built-in wardrobes, and radiator.

Bedroom Four

8'6" x 8'2" (2.60m x 2.50m)

UPVC double glazed window to the rear, built-in wardrobes, and radiator.

Family Bathroom

8'2" x 6'2" (2.50m x 1.90m)

Obscure UPVC double glazed window to the front, 3-piece suite comprising; P-shaped bath with "Triton" electric shower and mixer tap over, low level WC, pedestal wash hand basin with mixer tap over, extractor fan, tiling to splashback areas, ladder-style heated towel rail, and tiled flooring.

Airing Cupboard

Housing the "Megaflo" non-vented hot water cylinder with shelving above.

South-Facing Rear Garden

Paved patio and lawned areas with mature shrubs, all bound by timber fencing.

Double Garage

17'8" x 17'8" (5.40m x 5.40m)

Electrically operated roller door, pedestrian door leading to the garden, lighting, and power. Metal spiral staircase rising to:

Office/Gym

17'6" x 17'6" (5.35m x 5.35m)

Velux roof lights, lighting, power, and radiator.

Additional Information

*It should be noted that the property has a right of way (for all domestic purposes and at all times) over the access from/onto Station Road.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the storage area off the utility room.

Broadband:

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/>. Fibre is already connected to the house.

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band G

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 794 343/01789 330 915).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

