



EARLES
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**7 The Croft
Henley-in-Arden, Warwickshire
B95 5DY
Offers In The Region Of £495,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A beautifully presented three storey town house, situated in the highly sought after location of 'The Croft', in the heart of Henley-in-Arden. Formally four bedrooms, the property briefly comprises; entrance hall, modern fitted kitchen, lounge diner with french doors to the rear garden, four bedrooms (with the fourth currently used as a dressing room) and two bathrooms. The property features lovely views over the roof tops and church steeple beyond, an attractive part walled garden, garage and parking for up to three vehicles.

The Croft is a small sought-after residential development, standing just off Henley-in-Arden High Street. Constructed in the late 1990's, the small select cul de sac is accessed via a private road and enjoys a quiet location. The many restaurants, pubs, shops, schools and doctor's surgery are easily accessed via a short walk. The nearby railway station provides links to Stratford upon Avon and Birmingham City Centre.

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), dentist, and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



Number 7 The Croft is a prominently positioned end of terraced town house, set back behind wrought iron railing and box hedging. A tarmac driveway provides parking for two vehicles and access to the garage. There is another car parking space to the front of the property.

A timber front door opens into:-

Entrance Hall

9'11" x 3'8" (3.03m x 1.13m)

With 'karndean' flooring, radiator, double glazed window to the side, feature coving and door opening into:-

Living/Dining Room

23'2" x 11'10" max / 10'0" min to fireplace (7.08m x 3.62m max / 3.05m min to fireplace)

With double glazed window and french doors to the rear, feature fire surround with inset gas fire. Feature coving, under-stairs storage cupboard with lighting, and two radiators.

Kitchen

7'10" x 8'4" max (2.39m x 2.55m max)

A modern fitted kitchen with a range of wall, base and drawer units with square edged work surfaces over. Inset 'Franke' sink unit with chrome mixer tap over, built in 'eye level' 'Bosch' oven, inset gas hob with extractor hood over, tiling to splash backs, integrated wine rack, space and plumbing for an automatic washing machine, integrated dishwasher, integrated under counter refrigerator, double glazed window to the front and 'karndean' flooring.

First Floor

With doors to two bedrooms and shower room, staircase rising to the second floor, airing cupboard housing the hot water cylinder and radiator.

Bedroom Two

10'0" to wardrobe fronts x 8'2" (3.05m to wardrobe fronts x 2.50m)

Two double glazed windows overlooking the front, feature coving, two radiators and built in wardrobes.

Bedroom Three

11'10" x 10'0" max / 6'5" min (3.61m x 3.06m max / 1.97m min)

With two double glazed windows overlooking the rear, feature coving and two radiators.

Shower Room

12'7" x 5'1" (3.85m x 1.55m)

Luxury shower room with large walk in shower (1400mm tray), feature tiling to splash backs, laminate flooring, floating vanity unit with inset wash hand basin, floating low level W.C with concealed cistern, extractor fan and ladder style heated towel rail.

Second Floor

With obscure double glazed window to the side and hatch giving access to the loft.

Master Bedroom Suite

Master Bedroom

11'10" x 13'0" max / 10'0" min (3.61m x 3.98m max / 3.05m min)

Two double glazed windows to the rear overlooking the roof tops and church steeple beyond, built in Hammond's wardrobes, two radiators, feature coving and door opening into:-

En-Suite

With built in vanity table with fitted mirror, drawers and matching wardrobes with hanging rails and shelving, tiled flooring, shower unit with mains fed shower over, pedestal wash hand basin, low level W.C, tiling to splash backs, radiator, extractor fan and shaving point.

Bedroom Four / Dressing Room

I shaped- 9'10" max to wardrobe fronts x 8'2" max (I shaped- 3.02m max to wardrobe fronts x 2.50m max)

With two double glazed windows to the front, two radiators. Built in Hammond's wardrobes, feature coving and built in storage cupboard with wall mounted 'Worcester' gas fired central heating boiler.





Rear Garden

This attractive part walled garden features a paved sun terrace with views over the church steeple beyond, lawned garden area, bordered by a number of plants, shrubs, bushes and trees. There is an outside cold water tap, external lighting and a timber gate giving side access to the front of the property.

Driveway Parking

Space for 3 cars (Two in front of the garage and one in front of the property).

Garage

With up and over door, power and lighting.

Additional Information

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

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 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 794 343/01789 330 915).

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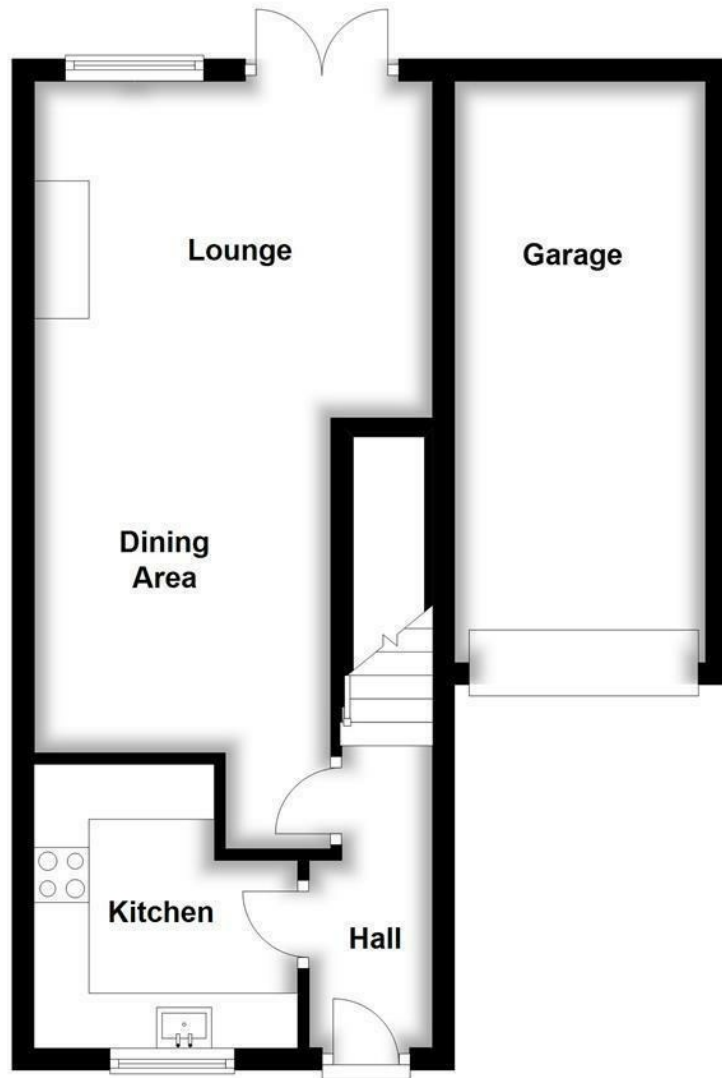


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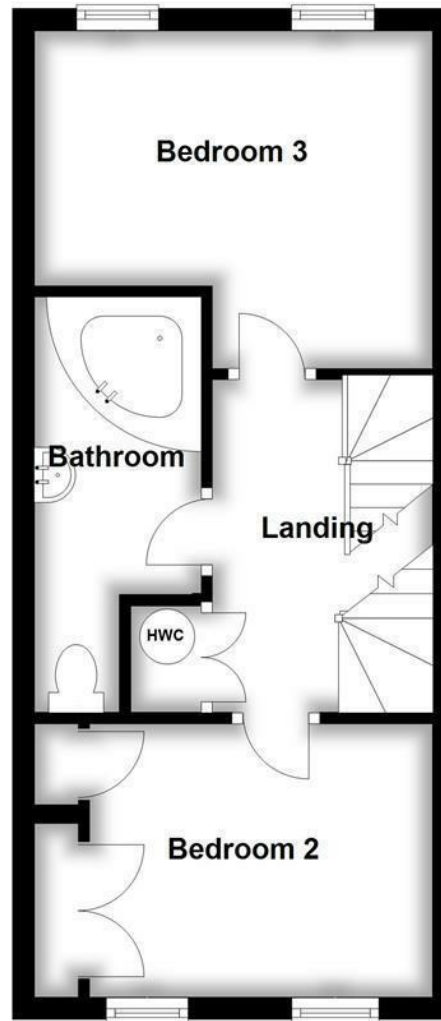




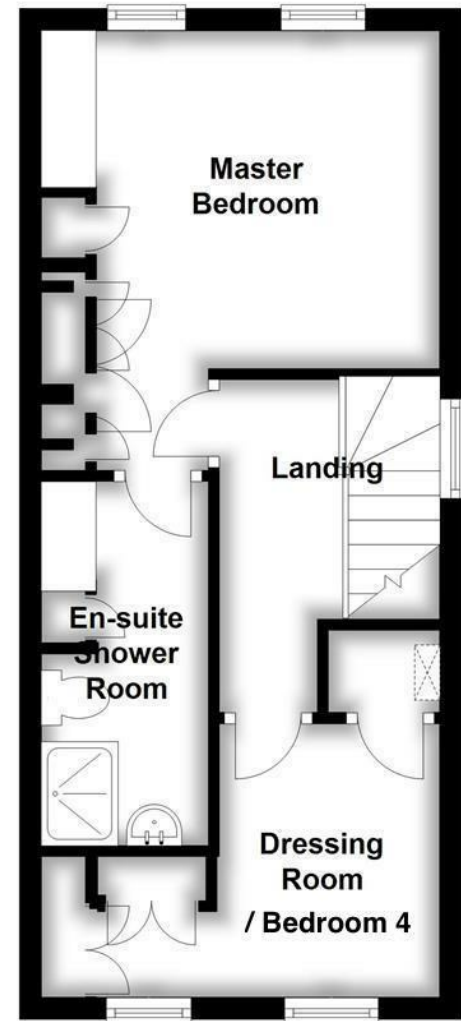
Ground Floor




First Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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		73
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 