



**EARLES**  
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**Tumbledown Cottage,  
118 High Street, Henley-in-Arden, Warwickshire, B95 5BS**  
**Offers In The Region Of £375,000**

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



*Situated in the heart of the Henley-in-Arden, this beautifully presented Grade II listed cottage has been modernised throughout, although it still maintains an abundance of character features to include; exposed timber beams, feature brick walls and working fireplaces. In brief, the accommodation comprises; three bedrooms, shower room, two reception rooms, fitted kitchen, and separate utility/boot room. It further benefits from a low maintenance rear courtyard garden and off-road parking for one car (additional on-road parking is available). The property is also being offered for sale with no onward chain.*

*The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, both primary and secondary schools, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist, medical centre, and post office. The local railway station is within short walking distance and offers regular trains to Birmingham City Centre and Stratford-upon-Avon. The property is also easily accessible for the M40 (J16) and M42 (J3A) motorways, which are located just 3.5 miles and 5.5 miles away, respectively.*



From the High Street, the front door opens into:

### Lounge

15'1" x 13'5" (max)/13'5" x 13'1" (min) (4.60m x 4.10m (max)/4.10m x 4.00m (min))

Exposed timber beams to the ceiling and walls, timber framed bay window (with secondary glazing) to the front, feature brick fireplace with inset working fire, built-in storage cupboards with fitted shelving above, radiator, and wooden laminate flooring. Opening into:

### Dining Room

15'1" x 11'1" (4.60m x 3.40m)

Exposed timber beams to the ceiling, two feature brick walls, feature panelling to another wall, timber framed window to the side, staircase rising to the first floor, feature fireplace with inset working fire, built-in storage cupboards with fitted shelving, radiator and wooden effect laminate flooring. Door into:

### Kitchen

15'1" x 6'10" (4.60m x 2.10m)

Exposed timber beams to the ceiling, timber framed windows to the side, door giving side access (via Becks Croft) to the front of the property, a range of wall, drawer base units (including two pull-out larder cupboards) with granite work surfaces and matching upstands over, inset 1.25 sink unit with chrome mixer tap over, built-in "Neff" oven and grill, inset 4-ring induction hob with granite splashback and extractor fan over, space for a fridge-freezer, space and plumbing for a dishwasher, radiator, and tile effect laminate flooring. Door into:

### Utility/Boot Room

6'6" x 6'2" (2.00m x 1.90m)

Exposed timber beams to the ceiling, timber framed window to the rear, door leading to the rear courtyard garden, fitted storage unit with bench area and coat hooks above, space and plumbing for an automatic washing machine, space and plumbing for a tumble dryer, and tile effect laminate flooring.

### First Floor Landing

12'1" x 2'7" (3.70m x 0.80m)

Hatch giving access to the loft (fully boarded), exposed timber beams to the ceiling, feature brick wall, and feature panelling to another wall. Door into:

### Bedroom One

16'0" x 10'9" (max)/16'0" x 13'9" (min) (4.90m x 3.30m (max)/4.90m x 4.20m (min))

Exposed timber beams to the ceiling, timber framed window (with secondary glazing) to the front, built-in wardrobe with ample storage space and hanging rail above, door to additional storage cupboard, radiator, and wooden flooring.

### Bedroom Two

11'1" x 9'2" (3.40m x 2.80m)

Exposed timber beams to the ceiling and wall, timber framed window to the side, built-in storage cupboard housing the gas-fired central heating boiler with additional storage above, and radiator.

### Bedroom Three

8'10" x 6'10" (2.7m x 2.1m)

Exposed timber beams to the ceiling, timber framed window to the side, and radiator.

### Shower Room

7'2" x 5'6" (2.20m x 1.70m)

Exposed timber beams to the ceiling, obscure glazed window to the side, large walk-in shower cubicle (tray measuring 1100mm x 600mm) with glazed sliding door, mains fed 'drench head' shower and additional handheld shower attachment over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, airing cupboard housing the hot water cylinder with fitted shelving above, additional fitted shelving, extractor fan, tiling to splashback area, and tiled flooring.

### Rear Courtyard Garden

A low maintenance courtyard garden (with outdoor lighting) that offers versatile outdoor entertainment space.

### Parking

There is potential to park one car to the side of the property.

Further parking is available on the High Street and all residential properties fronting the High Street can buy up to three permits from the Local Authority at a cost of £25 per annum (per permit), which means that they can park 24 hours a day without charge or penalty. For more information visit: <https://www.stratford.gov.uk/parking-roads-transport/on-street-parking-in-warwickshire.cfm>.

### Additional Information

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/>.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

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

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via the gas-fired central heating boiler, which is located in the second bedroom.

Tenure:

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

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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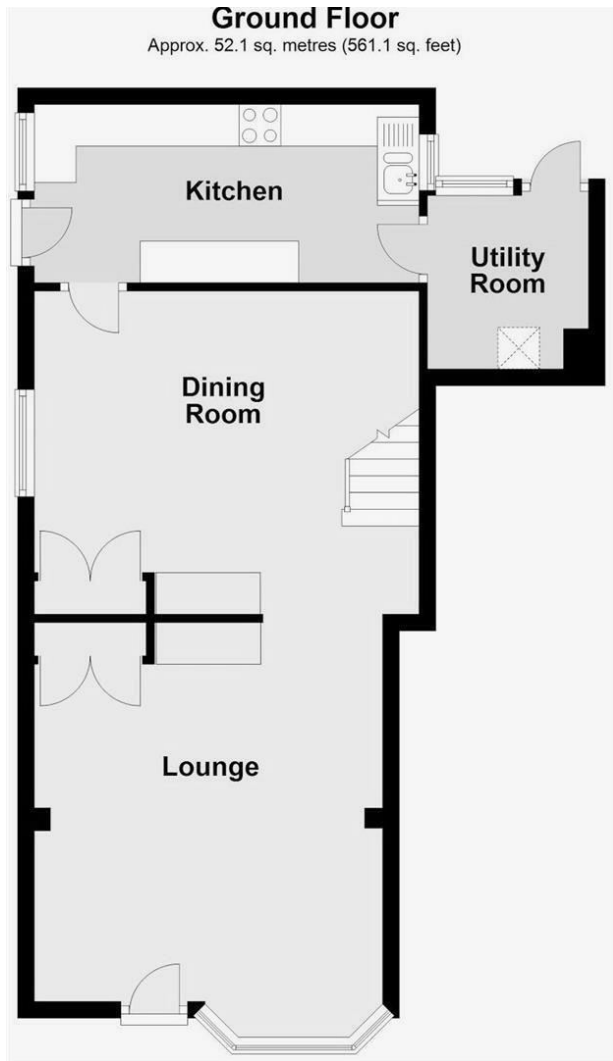












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

