



**Spindle Wood,  
Ullenhall Street, Ullenhall, Warwickshire, B95 5PB**

**£775,000**



*Situated in the delightful rural location of Ullenhall, this deceptively spacious detached family home has been lovingly renovated and extended in recent years. In brief, the well laid out accommodation comprises; four bedrooms, two bathrooms, three reception rooms, open plan kitchen/dining/family room, utility room, and downstairs cloakroom. The property further benefits from a good-sized rear garden, separate studio, and driveway parking to the front.*

*Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.*



Located directly opposite open fields, this property is set back from the road behind a stoned driveway with brick edging, which provides parking for multiple vehicles. To the side of the driveway, there are well-stocked flower beds with mature shrubs. The front door opens into:

#### **Entrance Porch**

5'2" x 5'2" (1.60m x 1.60m)

With ceiling light, UPVC double glazed windows to the sides, and tiled flooring. Door with matching side panel into:

#### **Reception Hall**

15'1" x 4'11" (4.60m x 1.50m)

With staircase rising to the first floor and radiator. Door into:

#### **Study**

15'5" x 7'10" (4.70m x 2.40m)

With UPVC double glazed window to the front and radiator.

#### **Downstairs WC**

7'10" x 3'3" (2.40m x 1.00m)

With UPVC double glazed window to the side, low level WC, and wall mounted wash hand basin.

#### **Living Room**

24'3" x 11'5" (7.40m x 3.50m)

With UPVC double glazed bay window to the front, double doors leading to the open plan kitchen/dining/family room, fireplace with wooden mantel, inset open fire, stone hearth and grate, and two radiators.

#### **Inner Hallway**

7'2" x 3'11" (2.20m x 1.20m)

With radiator. Door into:

#### **Utility Room**

9'2" x 6'10" (2.80m x 2.10m)

With door leading to lean-to/side passageway, a range of base units with work surfaces over, inset single drainer/single bowl sink unit with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, tiling to splashback areas, radiator, and tiled flooring. Door into:

#### **Understairs Storage Cupboard**

With UPVC double glazed window to the side and housing the non-vented hot water cylinder.

#### **Lean-To/Side Passageway**

With glazed roof lights, door leading to the front of the property, and floor mounted "Worcester Bosch" oil-fired boiler with additional pressure vessel.

#### **Open Plan Kitchen/Dining/Family Room**

##### **• Kitchen/Dining Area**

20'4" x 11'9" (6.20m x 3.60m)

With UPVC double glazed window to the rear, UPVC double glazed

French doors leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with square edged work surfaces over, inset 1.5 bowl/single drainer sink with mixer tap over, space for a range-style cooker with chrome splashback panel and built-in extractor fan, space for an American-style fridge-freezer, space and plumbing for a dishwasher, and tiling to splashback areas.

##### **• Family Area**

13'5" x 9'2" (4.10m x 2.80m)

With UPVC double glazed French doors with matching side panels leading to the rear garden, and radiator.

##### **First Floor Landing**

With hatch giving access to the loft space and UPVC double glazed window to the side. Door into:

##### **Bedroom One Suite**

With UPVC double glazed window to the side and radiator. Opening into:

##### **• Bedroom Area**

11'9" x 11'5" (3.60m x 3.50m)

With UPVC double glazed window to the rear and radiator. Door into:

##### **• En-Suite Bathroom**

8'2" x 5'10" (2.50m x 1.80m)

With 3-piece suite comprising; P-shaped panelled bath with mains fed 'drench head' shower (plus additional handheld attachment), mixer tap and glazed shower screen over, low level WC, wall mounted wash hand basin with mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

##### **Bedroom Two**

12'1" x 11'5" (3.70m x 3.50m)

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

##### **Bedroom Three**

13'5" x 8'6" (4.10m x 2.60m)

With UPVC double glazed window to the front, built-in wardrobe, fitted desk unit, and radiator.

##### **Bedroom Four**

12'1" x 11'5" (including wardrobes) (3.70m x 3.50m (including wardrobes))

With UPVC double glazed window to the front, built-in wardrobe with sliding doors, and radiator.

##### **Family Bathroom**

10'5" (max) x 5'10" (3.20m (max) x 1.80m)

With UPVC double glazed window to the side, 3-piece suite comprising; panelled bath with handheld shower attachment) and central mixer tap over, shower cubicle with glazed door/screen and mains fed shower over, pedestal wash hand basin with mixer tap over, extractor fan, tiling to splashback areas, shaver point, chrome ladder-style heated towel rail, and tiled flooring.

##### **Separate WC**

5'10" x 2'11" (1.80m x 0.90m)

With obscure UPVC double glazed window to the side, low level WC, tiling to splashback areas, and tiled flooring.

##### **Rear Garden**

Immediately to the rear of the house, there is a large timber decked area with a timber gate that gives pedestrian access to the front of the property. A few steps lead down to the garden area, which is mainly laid-to-lawn and has well-stocked borders housing a range of flowers, plants, shrubs and trees. There is a stone pathway to the bottom of the garden, where there is a paved patio area with space for outdoor seating and a garden shed. The whole garden is bound by timber fencing to two sides and mature hedging to the other side.

##### **Studio**

11'1" x 7'2" (3.40m x 2.20m)

Of timber construction and being fully insulated. It has a multitude of uses to include; garden room, play room and home office.

##### **Additional Information**

Services:

Mains drainage, electricity and water are connected to the property. The heating is via a oil-fired boiler, which is located in the lean-to/side passageway.

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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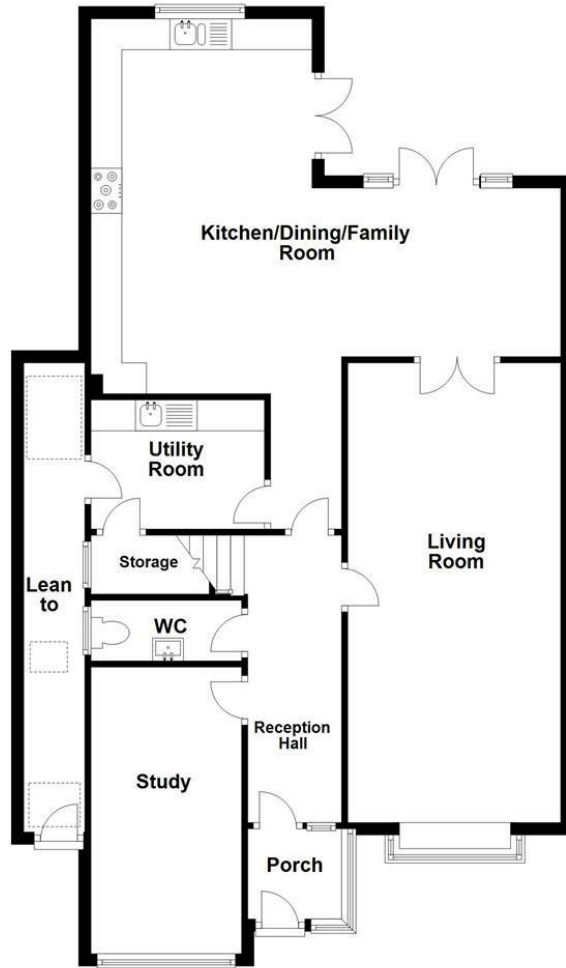




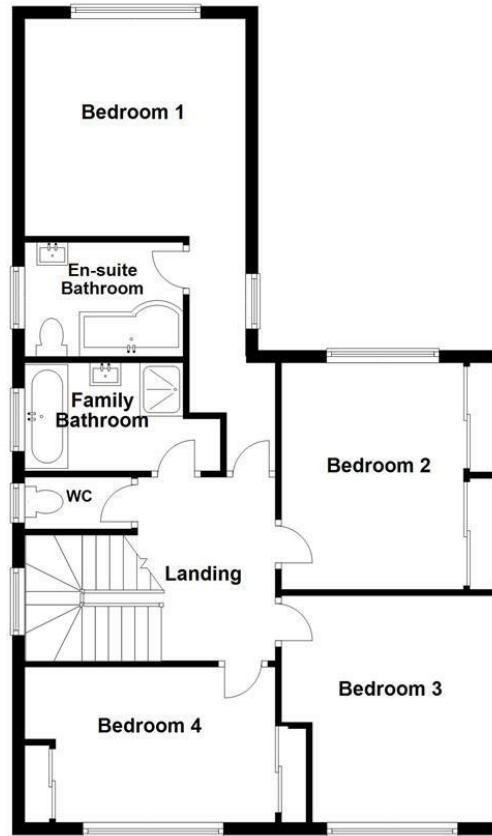




**Ground Floor**  
Approx. 111.4 sq. metres (1198.8 sq. feet)



**First Floor**  
Approx. 77.1 sq. metres (830.2 sq. feet)



Total area: approx. 188.5 sq. metres (2029.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	47	
(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	

