



EARLES
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**10 Market Close,
Henley-In-Arden, Warwickshire, B95 5FE
£650,000**

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

Situated in the exclusive location of Market Close, which lies just a short distance from the Henley-in-Arden High Street, this well-presented detached family home has accommodation arranged over three floors and briefly comprises; five bedrooms, four bathrooms (including two en-suites), one reception room (plus study), dining kitchen and downstairs WC. It further benefits from a private rear garden, double garage and off-road parking for two cars.

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 paved pathway with a range of mature shrubs to either side. A composite front door, with canopy storm porch over, opens into:

Entrance Hall

17'4" x 6'10" (max) (5.30m x 2.10m (max))

Staircase rising to the first floor, heating thermostat, radiator, and solid flooring. Door opening into:

Downstairs WC

5'6" x 2'11" (1.70m x 0.90m)

Low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and radiator.

Living Room

26'2" x 11'1" (8.00m x 3.40m)

Dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors to the rear with matching side panels either side, feature reconstituted stone fireplace with matching hearth and inset electric fire, and two radiators.

Study

7'2" x 6'10" (2.20m x 2.10m)

UPVC double glazed window to the front, and radiator.

Dining Kitchen

17'8" (max)/14'1" (max) x 6'10" (min) (5.40m (max)/4.30m (max) x 2.10m (min))

L-shaped fitted kitchen with a range of light oak Shaker-style wall, drawer and base units with granite work surfaces and matching upstands over, inset 1.5 bowl "Rangemaster" stainless steel sink unit with chrome mixer tap over, built-in "AEG" double electric oven, inset 4-ring "AEG" electric hob with chrome chimney-style extractor hood over and matching splashback, integrated "AEG" fridge-freezer, built-in "AEG" dishwasher, integrated "AEG" washer/dryer, UPVC double glazed French doors to the rear garden and further UPVC double glazed window to the rear, wall cupboard housing the wall mounted "Worcester Greenstar" gas-fired conventional boiler, timer control for central heating and hot water, and solid flooring.

First Floor Landing

Staircase rising to the second floor, radiator, airing cupboard housing the 200-litre non vented hot water cylinder with two pressure valves. Additional storage cupboard with fitted shelving, doors to three bedrooms and family bathroom.

Bedroom One Suite

• Bedroom Area

11'9" x 11'5" (to front of wardrobes) (3.60m x 3.50m (to front of wardrobes))

UPVC double glazed window to the front, a range of built-in wardrobes with hanging rail and shelving, built-in dressing table with drawer units, radiator and timer thermostat control for the upstairs central heating. Opening into:

• Dressing Area

7'2" x 4'11" (to back of wardrobes) (2.20m x 1.50m (to back of wardrobes))

UPVC double glazed window to the side, and a range of built-in wardrobes with sliding mirrored doors, hanging rail and shelving. Opening into:

• En-Suite Shower Room

7'2" x 6'6" (2.20m x 2.00m)

Obscure UPVC double glazed window to the front, 3-piece suite comprising; large walk-in shower cubicle with mains fed shower and folding glazed doors over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, shaver point, tiling to splashback areas, chrome ladder-style heated towel rail, and radiator.

Bedroom Two

11'1" x 9'2" (to front of wardrobes) (3.40m x 2.80m (to front of wardrobes))

UPVC double glazed window to the rear, a range of built-in wardrobes with sliding mirrored doors, hanging rail and shelving, and radiator. Door into:

En-Suite Shower Room

7'10" x 5'2" (into shower cubicle) (2.40m x 1.60m (into shower cubicle))

Obscure UPVC double glazed window to the rear, 3-piece suite comprising; walk-in shower cubicle with mains fed shower and folding glazed doors over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, shaver point, tiling to splashback areas, and radiator.

Bedroom Three

8'10" x 8'6" (2.70m x 2.60m)

UPVC double glazed window to the rear, and radiator.

Family Bathroom

6'10" x 6'10" (2.10m x 2.10m)

Obscure UPVC double glazed window to the side, 3-piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and radiator.

Second Floor Landing

Hatch giving access to the roof void. Door into:

Bedroom Four

13'5" x 11'5" (4.10m x 3.50m)

Dual aspect with feature UPVC double glazed walk-in dormer window to the front, further UPVC double glazed window to the side, and radiator.

Bedroom Five

13'5" x 7'2" (4.10m x 2.20m)

Dual aspect with feature UPVC double glazed walk-in dormer window to the front, further UPVC double glazed window to the side, and radiator.

Shower Room

6'6" x 5'2" (2.00m x 1.60m)

Velux-style double glazed roof light to the rear, 3-piece suite comprising; walk-in shower cubicle with mains fed shower and sliding glazed doors over, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and radiator.

Rear Garden

Paved patio and lawned areas, bound on two sides by mature hedging and the other side by timber fencing. There is a cold water tap, an outdoor electricity point, external lighting and an electronically operated sunshade/awning. To the side, there is a timber gate giving pedestrian access to the front of the property. Door opening into:

Double Garage

18'0" x 15'5" (5.50m x 4.70m)

Two electrically operated up-and-over doors to the front, lighting, and power. There is a roof void, which could provide additional storage (if required).

Parking

To the front of the garage, there is off-roading parking for two vehicles.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired conventional boiler, which is located in the dining kitchen.

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.

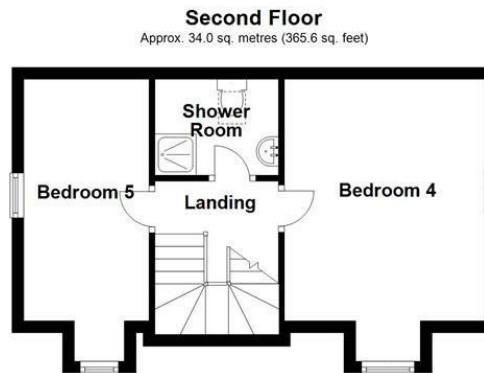
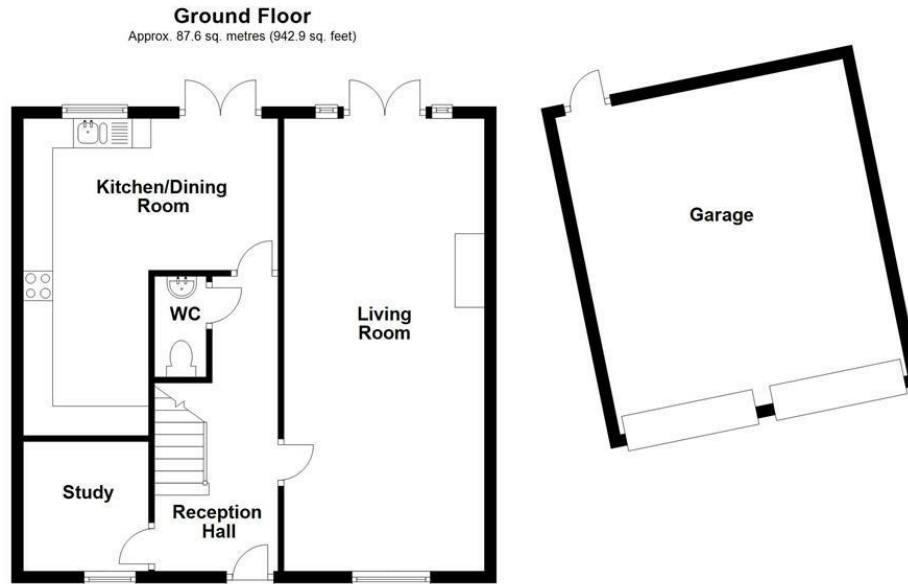
Viewing:

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

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Total area: approx. 181.8 sq. metres (1956.6 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

