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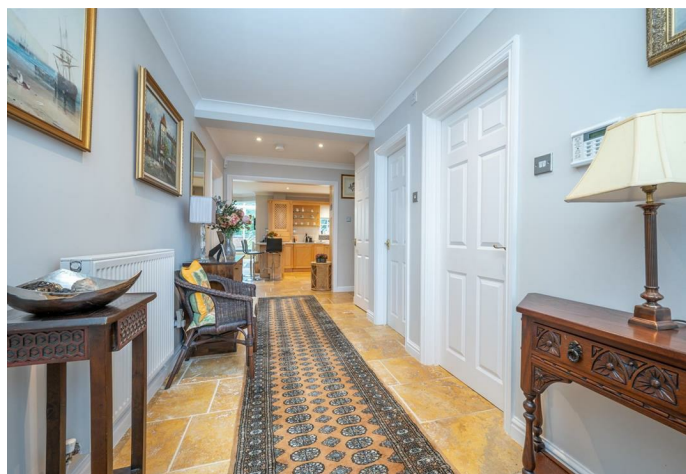
**2 Ashbury Court,
Henley-In-Arden, Warwickshire, B95 5AF
Offers In Excess Of £850,000**

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

A beautifully presented four bedroomed, two bathroomed three storey townhouse situated in the highly sought after gated development of Ashbury Court, Henley-in-Arden. The property benefits from a South Facing walled garden, driveway parking for two cars and ample visitors parking. Briefly comprising; large reception hall, open plan rear "living" kitchen with dining area & orangery. utility room and integral store (previously the garage), study and guest cloakroom to the ground floor. To the first floor is a formal sitting room with feature window overlooking the rear courtyard, three double bedrooms and Jack-and-Jill shower room. The second floor features a large principle bedroom suite with en-suite.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, 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 being sold with no chain.



The property enjoys an enviable position set back from the High Street within an exclusive gated development. A blocked paved driveway provides parking for two cars, with additional visitor parking available within the courtyard. A feature foregarden houses a range of mature plants, shrubs and bushes. An up and over garage door opens into the integral store. Beneath a canopy porch, a timber front door opens into:-

Reception Hall

A generous reception area with Italian tiled flooring which extends throughout the ground floor. Staircase set to one side. Cloaks cupboard.

Study

Walk in bay window. Coving & downlights.

Guest Cloakroom

Duel flush WC with concealed cistern. Wall mounted wash basin with tower mixer tap & mirror above. Downlights & extractor.

Living Kitchen/Diner & Orangery

Kitchen

Central island with granite worktop and cupboards below. Peninsular breakfast bar. Double china sink unit with mixer tap over and window overlooking the garden. Handsome crème electric Aga. De Dietrich oven & separate Microwave. Integrated fridge/freezer & dishwasher. Pull out pantry unit. 'Worcester' Combination boiler housed within a wall cupboard. Granite worktops with matching upstands. Cupboards above with under top lighting. Glass shelving.

Dining Area

Fitted low level cupboards either side of open wine rack. Glass fronted display cupboards & glass shelving beautifully match the kitchen units. Coving & downlights.

Orangery

Three quarter height wall to one side with high level windows. Vaulted glass roof with sun blinds. Fitted window seat. French door on the side.

Utility Room

Originally part of the garage. With an internal door from the Hall. Tiled floor. Granite worktops over floor cupboards. China sink & drainer with mixer tap. Plumbing for a washing

machine. Ample space for further appliances. Wall cupboards. Door into,

Integral Store (Formally Garage)

With tiled floor. Metal up & over door. Power, lighting & cold water tap.

Central Landing

With return staircase to the second floor.

Sitting Room

With walk in bay window & enjoying a delightful outlook. Coving & downlights.

Jack & Jill Shower Room

Fully tiled, glass sided shower with rain head shower over and additional hand held attachment. Villeroy & Boch suite providing duel flush WC, with concealed cistern. Freestanding wash basin over vanity unit. Open shelving. Shaver socket. Downlights & extractor.

Bedroom One (Front)

Twin windows. Double fitted wardrobe. Coving & downlights. Obscure fully glazed door into the "Jack & Jill" shower room.

Bedroom Two/Sung

Currently used as a snug with quality fitted wardrobes along one wall, comprising three double units & one which is mirror fronted. Coving & downlights.

Bedroom Three

With double fitted wardrobe. Coving & downlights.

Second Floor Landing

With airing cupboard housing Mega Flow hot water tank. Door into roof void storage.

Principle Bedroom Suite

Comprising the entire building footprint. This dual aspect room has dormer style windows front & rear. Two single wardrobes & three low level cupboards. Coving & downlights.

En-Suite

Tiled floor & walls. 'Villeroy & Boch' suite providing freestanding contemporary bath with freestanding tower mixer tap & hand held shower. Freestanding wash basin with mixer tap and bevel edge large mirror above. Duel flush WC with concealed cistern below obscure glazed dormer window. Glass door into large shower with rain head & hand

held shower over. Glass display shelving. Downlights & extractor.

South Facing Walled Garden

A private sun trap walled garden, being low maintenance and South Facing with feature patio areas. Automatic watering system. Cold water tap & ornamental lighting.

Additional Information

Services:

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

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' for all providers and the indoor availability being rated 'Likely' for Vodafone, 'Likely' and 'Limited' for O2, 'None' for Three and 'Limited' for EE. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

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

Service Charge: £300 payable half yearly to The Bower Management Company Ltd which covers maintenance and upkeep of communal areas, gates and lighting.

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.

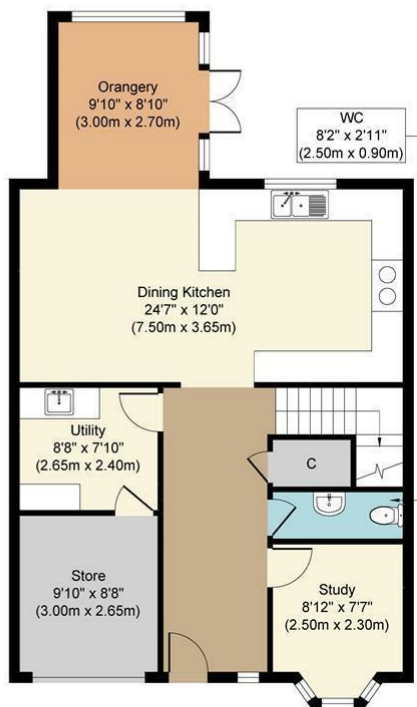
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

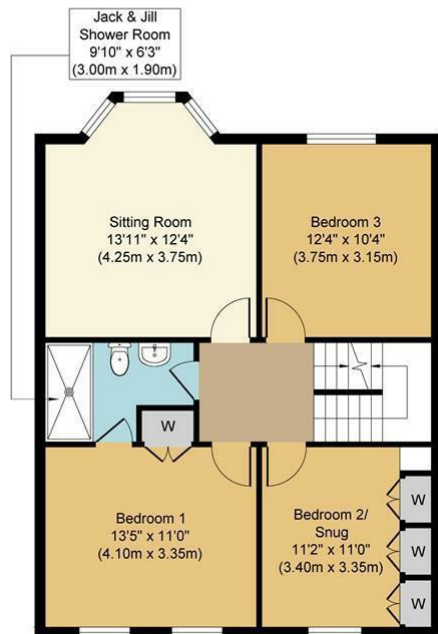
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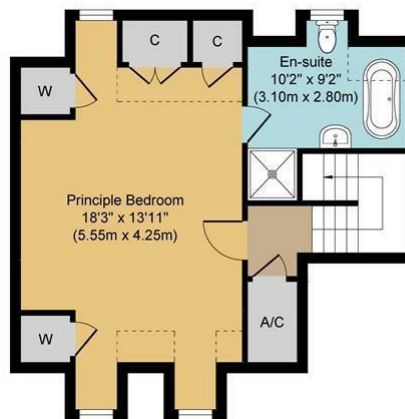




Ground Floor
Approximate Floor Area
831 sq. ft
(77.19 sq. m)



First Floor
Approximate Floor Area
753 sq. ft
(69.95 sq. m)



Second Floor
Approximate Floor Area
467 sq. ft
(43.38 sq. m)

Approx. Gross Internal Floor Area 2,051 sq. ft. (190.52 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	79	86
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

