



**The Roundhouse,  
Ullenhall Lane, Ullenhall, Nr. Henley-In-Arden, Warwickshire, B95 5PE  
£725,000**

Aptly named "The Roundhouse" for its distinctive design, this very individual and exceptionally finished property is perfect for buyers in search of something truly extraordinary.

The former structure was built in the 1920s and once served as the reservoir for the village of Ullenhall, but was made redundant in the 1980/90s, following improvements to the local water supply. In 2018, the property was purchased at a public auction by the current owner, who has since carried out a meticulous and thoughtful redevelopment (Ref: 17/01459/FUL), transforming it into the unique residence it is today.

Boasting accommodation over three floors, the property briefly comprises; three spacious double bedrooms, each with their own luxuriously appointed en-suite, extensive main living space (incorporating dining, living, music and study areas), beautifully fitted bespoke kitchen and practical utility/WC. Externally, the property benefits from a pleasant wrap-around garden with panoramic views over the coppice wood beyond, timber car port, and ample driveway parking.

Ullenhall is an idyllic village set amongst the glorious Warwickshire countryside. The centre of the village 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 to the 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.



This property is set back from the road behind a 5-bar timber gate that gives vehicular access to the driveway, which provides parking for multiple vehicles and gives access to the car port. There is a further 5-bar timber gate giving pedestrian access and an EV charging point to the front of the property. The aluminium framed double glazed front door (with matching side panels) opens into:

## • FIRST FLOOR

### Main Living Space

(32'9" diameter) ((10.00m diameter))

Being "zoned" into dining, living, music and study areas and with part of the refurbishment including a new roof structure (raised to give a central height of 2.20m (max) and 1.75m (min); with aluminium framed double glazed large picture windows affording views to all sides and over the open countryside beyond, central column with raised log burning stove, radiators, and floor level lighting around the circumference. Feature balustrade with five steps descending to:

## • GROUND FLOOR

### Kitchen

(23'7" x 10'5") ((7.20m x 3.20m))

Being part of the new extension and comprising semi-circle to the rear of the original building; with double glazed rooflight, aluminium framed double glazed windows to the side, aluminium framed glazed door leading to the garden, a range of drawer and base units with wooden block work surfaces over, inset single bowl stainless steel sink with chrome mixer tap over (including chef hose and integrated soap dispenser), inset induction hob with stainless steel cylinder extractor fan over, two built-in electric ovens, integrated undercounter fridge and freezer, built-in dishwasher, fixed island with wooden block work surface, inset "Zanussi" combination microwave oven and integrated wine cooler, inset pop-up knife block and spice rack to work surfaces, tiling to splashback areas, and vertical radiator.

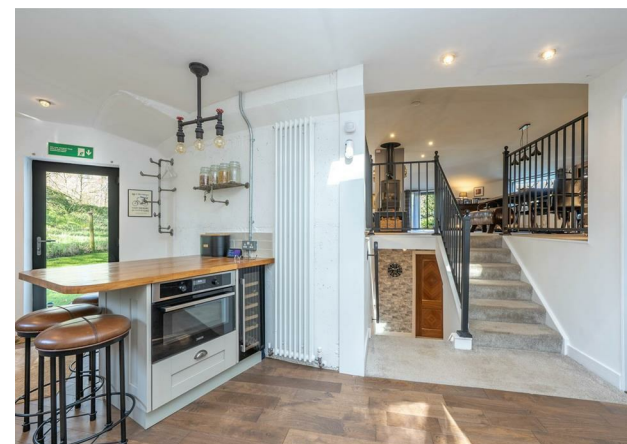
### Bedroom

(19'0" x 9'10") ((5.80m x 3.00m))

Being part of the new extension and comprising semi-circle to the rear of the original building; with aluminium framed double glazed windows overlooking the grounds, and radiator. Door into:

### En-Suite Shower Room

With 3-piece suite comprising; quadrant shower cubicle with mains fed 'rain head' shower and additional handheld shower attachment over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashback areas (fully tiled to one wall), large chrome ladder-style heated towel rail, and tiled flooring.





From the kitchen, seven steps descend to:

## • LOWER GROUND FLOOR

### Landing Area

With understairs storage cupboard and vertical radiator. Door into:

### Bedroom

(18'0" x 11'5") ((5.50m x 3.50m))

With aluminium framed double glazed window to the side, built-in wardrobe with mirrored front, and radiator. Door into:

### En-Suite Shower Room

With 3-piece suite comprising; shower cubicle with glazed pivot door and hydro-electric shower over, low level WC with concealed cistern, wall mounted vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas (fully tiled to one wall), chrome ladder-style heated towel rail, and tiled flooring.

### Main Bedroom

(21'3" x 14'1") ((6.50m x 4.30m))

With aluminium framed double glazed windows, feature wall recess with inset TV, and radiators. Door into:

### Walk-In Wardrobe

With fully adjustable rails, shelving system, and light box.

### En-Suite Bathroom

With 4-piece suite comprising; raised freestanding bath with hidden electrically controlled tap, shower cubicle with glazed sliding door and mains fed shower over, low level WC with concealed cistern, wall mounted vanity unit with inset twin wash hand basins and chrome mixer taps over, illuminated mirrors above each wash hand basin, extractor fan, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring.

### Utility Room/WC

With wall and base units with work surface, low level WC with concealed cistern, countertop wash hand basin with chrome mixer tap over, raised plinth with space and plumbing for a washing machine, tiling to splashback areas, rose gold ladder-style heated towel rail, and tiled flooring.

### Plant Room

Housing the 210-litre non-vented water cylinder.

### Understairs Storage Cupboard

Housing the controls for the heat exchange unit, which draws fresh air into the lower ground floor and circulates.



## Car Port

(19'4" x 9'2") ((5.90m x 2.80m))

Of timber construction; with pitched cedar roof, feather edged sides, and concrete floor.

## Garden

A paved pathway encircles the property, leading to a neatly maintained lawn and timber decked area with raised planted borders. To the front and side, post and rail fencing enclose the grounds, while at the rear, post and wire fencing allows uninterrupted views over the adjoining countryside beyond. The outdoor space is further enhanced by external lighting and power points.

## Additional Information

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted 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' and the indoor availability being rated 'Limited' and 'None'. For more information, please visit:

<https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-upon-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.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is via private treatment plant, which is located within the grounds. The heating is via an oil-fired system, which is in two separate "zones", with 'Zone 1' being for the main living space (including the kitchen) and 'Zone 2' being for the bedrooms and shower/bathrooms.

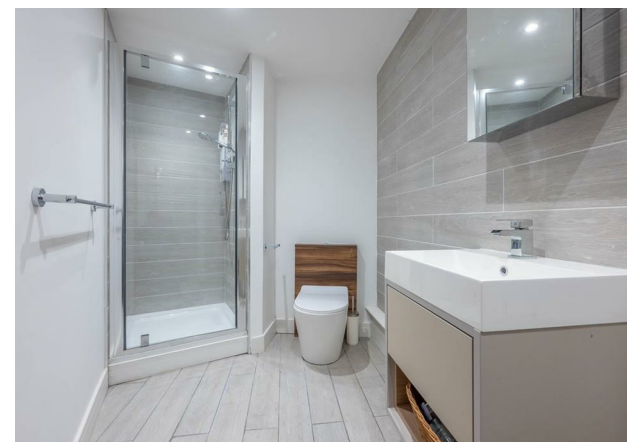
Tenure:

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

Viewing:

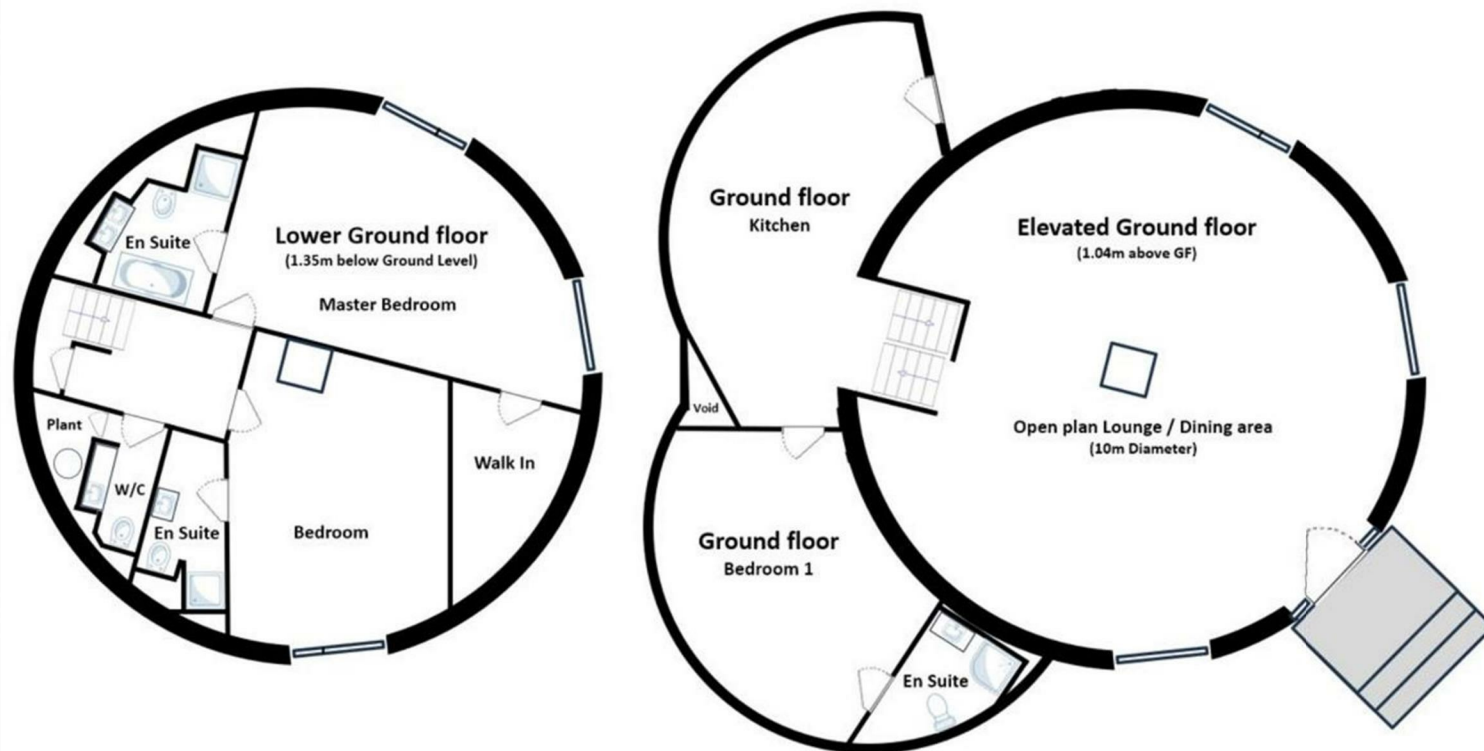
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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                             |  | 74                      | 83        |
|                                             |  | 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 |           |

