



Far End
Ullenhall, Henley-in-Arden, Warwickshire, B95 5PN
£1,750,000

An exceptional five-bedroomed, four bathroomed detached property offering breathtaking, uninterrupted views across the rolling Warwickshire countryside and extending to the Malvern Hills on a clear day.

Built in the late 1980s and extended in the mid-1990s, this remarkable property is on the market for the first time in over 30 years. The spacious and versatile layout includes five bedrooms, four bathrooms, and multiple reception rooms, including a drawing room, dining room, sitting room, breakfast kitchen, and a separate butler's kitchen. The principal bedroom suite features a dressing room and two en-suites, while a flexible living space off the guest bedroom is perfect for extended family or independent living.

Set within expansive gardens, the home boasts a wrap around sun terrace, greenhouse, vegetable patch, and a peaceful copse area. Panoramic views over open countryside and a nearby lake complete this rare and idyllic offering.

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.



This property is discretely positioned, being set well back from the road behind a range of mature hedges, shrubs and trees. A timber 5-bar gate gives access to the tarmac driveway, which sweeps around in an S-shape to the front of the house and provides parking for numerous vehicles. There is a timber log store to the front and a timber double glazed front door opens into:

Reception Hall

With inset coir doormat, radiators and door into:

Cloakroom

With obscure UPVC double glazed window, door to the cloaks cupboard, built-in vanity unit with inset wash hand basin and mixer tap over, and radiator. Door into:

• W.C

With UPVC double glazed window, low level WC, and radiator.

• Cloaks Cupboard

With hanging rail.

Dining Room

With UPVC double glazed sliding doors opening onto the sun terrace, a range of built-in storage cupboards and fitted shelving, radiators. Doors opening into:

Drawing Room

With UPVC double glazed windows, UPVC double glazed sliding doors opening onto the sun terrace and garden beyond, feature fireplace with open grate fire and stone surround. A range of built-in storage cupboards with shelving, and radiators.

Kitchen Breakfast Room

• Kitchen

Fitted kitchen with a vast range of wall, drawer and base units with roll top work surfaces over, inset 1.5 bowl stainless steel sink unit with chrome mixer tap over, oil-fired AGA with 2 hot plates and 2 ovens, space for an electric cooker, integrated refrigerator, space and plumbing for a dishwasher, central kitchen island, tiling to splashback areas, radiator, UPVC double glazed window with views over the garden and countryside beyond, doors to pantry cupboards (with shelving).

• Breakfast Room

With UPVC double glazed sliding doors leading onto the sun terrace, a range of cupboards, display shelving and built-in wine rack, radiators and double doors into the sitting room.

From the dining room and kitchen, an opening leads through to:-

Butlers Pantry

With a range of wall and base units with roll top work surface over, inset stainless steel sink unit with mixer tap over, space for a fridge-freezer, and radiator. Door into:

Sitting Room

With UPVC double glazed walk-in bay window, UPVC double glazed sliding patio doors leading onto the sun terrace, feature Inglenook fireplace with open grate fire and timber mantel over, radiators.

Inner Hall

With UPVC double glazed window, staircase rising to the first floor, door to understairs storage cupboard, and radiators. Door into:

W.C

With obscure UPVC double glazed window, low level WC, wash hand basin, and radiator.

First Floor Galleried Landing

With UPVC double glazed window, radiator, large walk-in cupboard with fitted shelving, linen cupboard housing the factory insulated hot water cylinder with hanging rail and shelving. doors to five bedrooms and family bathroom.

Principle Bedroom Suite

• Dressing Area

With UPVC double glazed window, a range of built-in wardrobes with hanging rails and shelving, radiator.

• Bedroom Area

With UPVC double glazed windows, further range of built-in wardrobes, and radiators.

• En-Suite Bathroom One

With hatch giving access to the roof space, UPVC double glazed window, 5-piece suite comprising; corner bath with handheld shower attachment and mixer tap over, shower





cubicle with glazed pivot door and mains fed shower over, low level WC, bidet, vanity unit with inset circular wash hand basin, mixer tap and wall-mounted mirrored cupboard over, fitted dressing table unit, extractor fan, tiling to splashback areas, shaving point, heated towel rail, and radiator.

• En-Suite Bathroom Two

L-shaped and split into two parts; with obscure UPVC double glazed window, 4-piece suite comprising; shower cubicle with sliding door and mains fed shower over, low level WC, bidet, vanity unit with inset circular wash hand basin, mixer tap and wall-mounted mirror over, tiling to splashback areas, heated towel rail, and radiator.

Bedroom Two/Guest Bedroom

• Hallway Area

With door into:

• En-Suite Shower Room

With UPVC double glazed window, 3-piece suite comprising; shower cubicle with glazed pivot door and mains fed shower over, low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, shaving point, and radiator.

• Dressing Area

With built-in wardrobe with hanging rail and shelving. Door into:

• Bedroom Area

With pitched ceiling, UPVC double glazed windows, and radiators. Door into:

• Multi-Purpose Room

Currently used for storage, but could be utilised as additional living space or further guest accommodation; with Velux windows, UPVC double glazed window, and radiator.

Bedroom Three

With UPVC double glazed window, built-in wardrobe, fitted dressing table unit, and radiator.

Bedroom Four

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



Bedroom Five

With UPVC double glazed window, radiator, built in wall cupboard and wash hand basin with chrome mixer tap over.

Family Bathroom

With UPVC double glazed window, 4-piece suite comprising; corner bath with handheld shower attachment and mixer tap over, low level WC, bidet, wash hand basin with mixer tap over, radiator, tiling to splashback areas, and shaving point.

Integral Garage

• Single Garage/Workshop

With obscure UPVC double glazed window, up-and-over door, wall-mounted sink unit with cold water tap over, "Worcester" oil-fired boiler, and additional storage area to the side. Part glazed door into:

Double Garage

Two electrically operated up-and-over double doors, brick pillars, storage cupboards with sliding doors (to full length), and concrete painted floor.

Garden and Grounds

A paved pathway leads to the rear terrace, which offers spectacular views over the gardens and grounds, as well as the valley beyond, with the land gently rising in the distance, meaning that, on clear days, the Malvern Hills are visible, which adds to the natural beauty of the setting. The

lawned rear garden features well-maintained borders and is enhanced by exterior lighting and cold water taps for added convenience. The terrace wraps around the property to an additional seating area, which is easily accessed from the dining room, kitchen, drawing room, and sitting room, and therefore, is ideal for outdoor entertaining in the summer months or just simply relaxing with a cold glass of something! In addition, there is a raised vegetable garden and small area of copse. The garden and grounds are secured with post and wire fencing.

Additional Information

Services:

Mains electricity and water are connected to the property. Drainage is via a septic tank. The heating is via an oil-fired boiler, which is located in the single garage/workshop.

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 H

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>.

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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Total area: approx. 517.1 sq. metres (5566.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	66
(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		
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