



Gilbertstone
Whitley Hill, Henley-in-Arden, Warwickshire











An impressive, beautifully presented home in this **semi-rural location** with excellent communication links to the Midlands centres of employment.

Distances

Henley-in-Arden 1 mile, Warwick Parkway Station 7 miles (intercity trains to London Marylebone from 90 minutes), M40 (J15) 8 miles, Warwick 8 miles, Birmingham International Airport 15 miles, Birmingham city centre 16 miles (All distances and time are approximate).

Situation

Gilbertstone is situated on the edge of the market town of Henley-in-Arden. Henley is an attractive medieval market town with many shopping and recreational facilities, including doctors and veterinary surgeries, a fine parish church, public houses and restaurants. There are two primary schools in the town, and in the area, there are further state and private schools together with excellent boys and girls grammar schools in Stratford-upon-Avon.

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  Carport
  1.97 acres
  EPC
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Tenure

Freehold

Local Authority

Stratford on Avon District Council:
01789 267575

Council Tax

Band H



Henley-in-Arden has good access to the Midlands road, rail and air links with the M40 (J15) about 8 miles away, Birmingham International Airport is about 15 miles away, and trains run to London Marylebone from Warwick Parkway Station. There is also a commuter train service to Birmingham from Henley-in-Arden.

There are local racecourses at Warwick and Stratford-upon-Avon, and Cheltenham is within easy driving distance. There are golf courses at Copt Heath, Cheswick Green and Stratford-upon-Avon.

The property

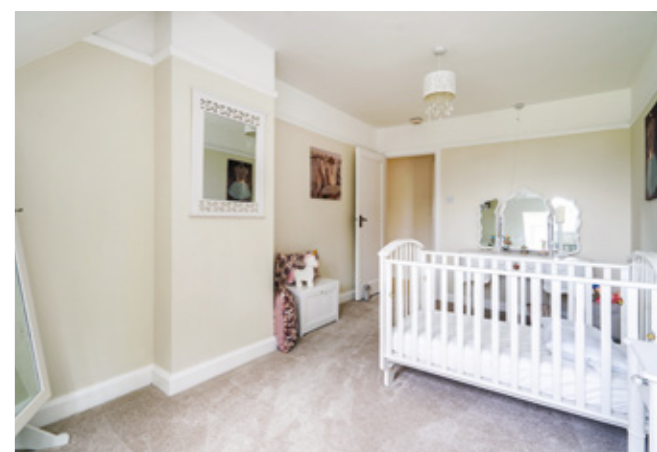
A light and airy entrance hallway gives access to the drawing, dining, and kitchen/breakfast rooms. The drawing room is a triple aspect with double doors to the rear and a feature fireplace. There is a substantial wood-panelled dining room with a fireplace, exposed timber beams and a bay window overlooking the gardens to the rear of the house. The kitchen/breakfast room is of a contemporary design with a comprehensive range of units beneath a granite worktop, a pantry cupboard and integrated appliances, including an AGA. There is ample space for a dining table, and double doors open out to the rear gardens and patio.





From the kitchen/breakfast room, a good-sized utility leads to a third reception room, a sizeable dual-aspect sitting room, and a staircase that rises from this room to a double bedroom and en suite shower room.

The remainder of the first floor accommodation is accessed via the main staircase and comprises a principal bedroom suite with views over the beautiful rear gardens. It benefits from an en suite shower room. There are three further bedrooms and a family bathroom to complete the accommodation.



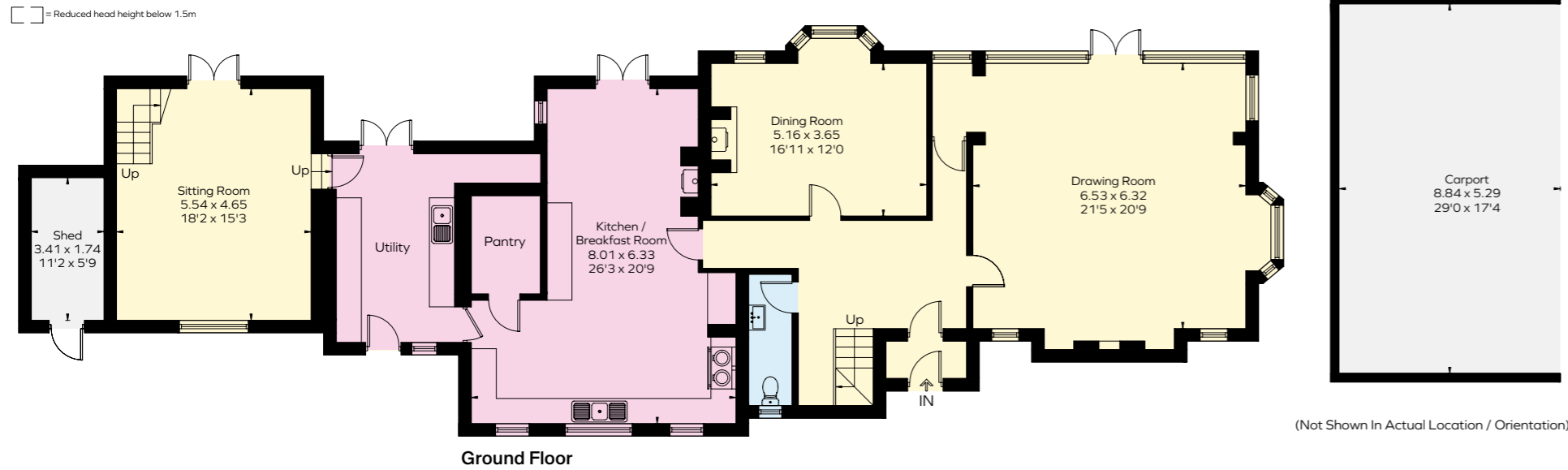
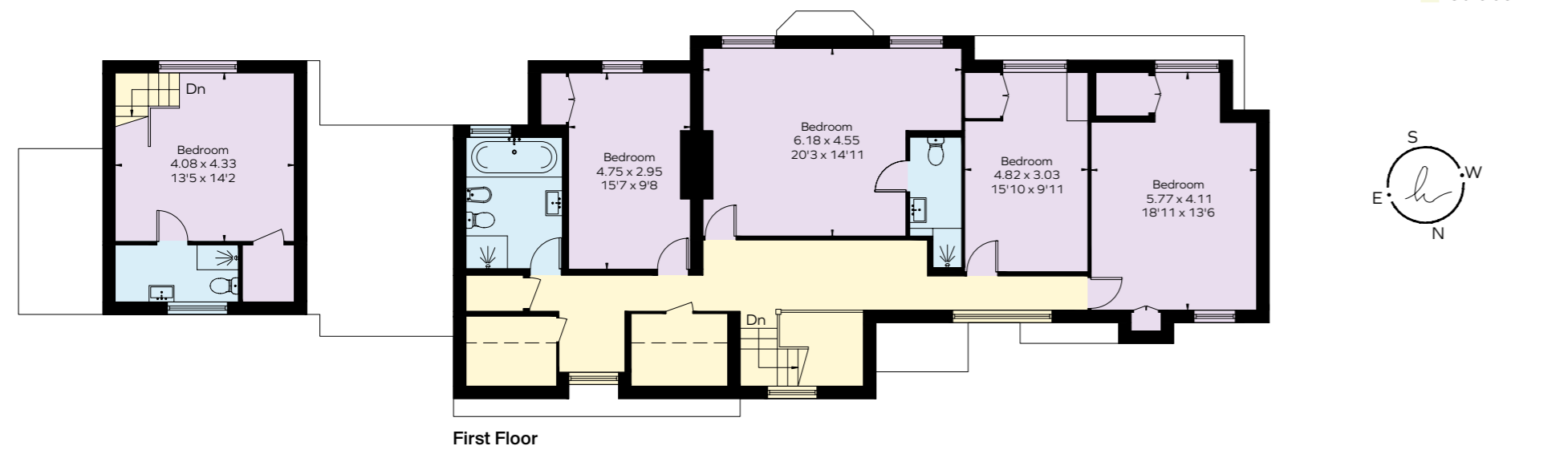
Approximate Gross Internal Floor Area

332.2 sq m / 3576 sq ft

(Excluding Car port / Shed)

Including Limited Use Area (4.7 sq m / 50 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and grounds

One approaches the property via a gated driveway, which sweeps around to the front of the property, allowing parking for plenty of cars and giving access to the triple carport.

To the rear is a sizeable garden well stocked with a range of mature trees, herbaceous shrub beds and a delightful fruit orchard. The garden is mainly laid to lawn and offers an idyllic view over the rolling countryside beyond.



Services

Mains water and electricity. Private drainage. Oil fired central heating.

Directions (B95 5DL)

From Stratford-upon-Avon take the A3400 north signed to Henley-in-Arden. Continue through Wootton Wawen and into Henley-in-Arden. Upon reaching the traffic lights turn right onto the A4189 sign posted Claverdon. Continue up the hill away from the town where upon Gilbertstone will be found approximately 1 mile on the left-hand side.

Viewing

By prior appointment only with the agents.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 08 April 2024
Our reference: STR012353256

Gilbertstone, Whitley Hill, Henley-in-Arden, B95 5DL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24