



HIGHFIELDS

Whitley Hill, Henley-in-Arden, Warwickshire



A STUNNING FAMILY HOME

Offering breathtaking views to the rear.

		
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		EPC
Double	C	

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 times are approximate)

Local Authority: Stratford on Avon District Council

Council Tax band: H

Tenure: Freehold

SITUATION

Situated on the edge of Henley-in-Arden and close to the village of Claverdon, Highfields offers the perfect blend of peaceful countryside living and convenient town access. Henley-in-Arden, a historic medieval market town, is home to a variety of shops, restaurants, public houses, and recreational facilities, including a fine parish church. The town boasts two primary schools and a choice of excellent state and private schools nearby, as well as top grammar schools in Stratford-upon-Avon.

Well-connected for commuters, Henley-in-Arden is just 8 miles from the M40 (J15), 7 miles from Warwick Parkway Station with direct trains to London Marylebone, and 15 miles from Birmingham International Airport. The area is also well-served by a local commuter train to Birmingham.

THE PROPERTY

Highfields is a stunning family home offering breathtaking views to the rear. From the reception hall, stairs lead to the first floor and doors open to the spacious principal reception rooms. These include a beautiful drawing room with a feature fireplace and double doors opening to the rear, a generous sitting room, and a remarkable open-plan kitchen, dining, and living area – sure to become the heart of the home – with bifold doors that open to the rear garden. The ground floor also features a utility room and cloakroom.

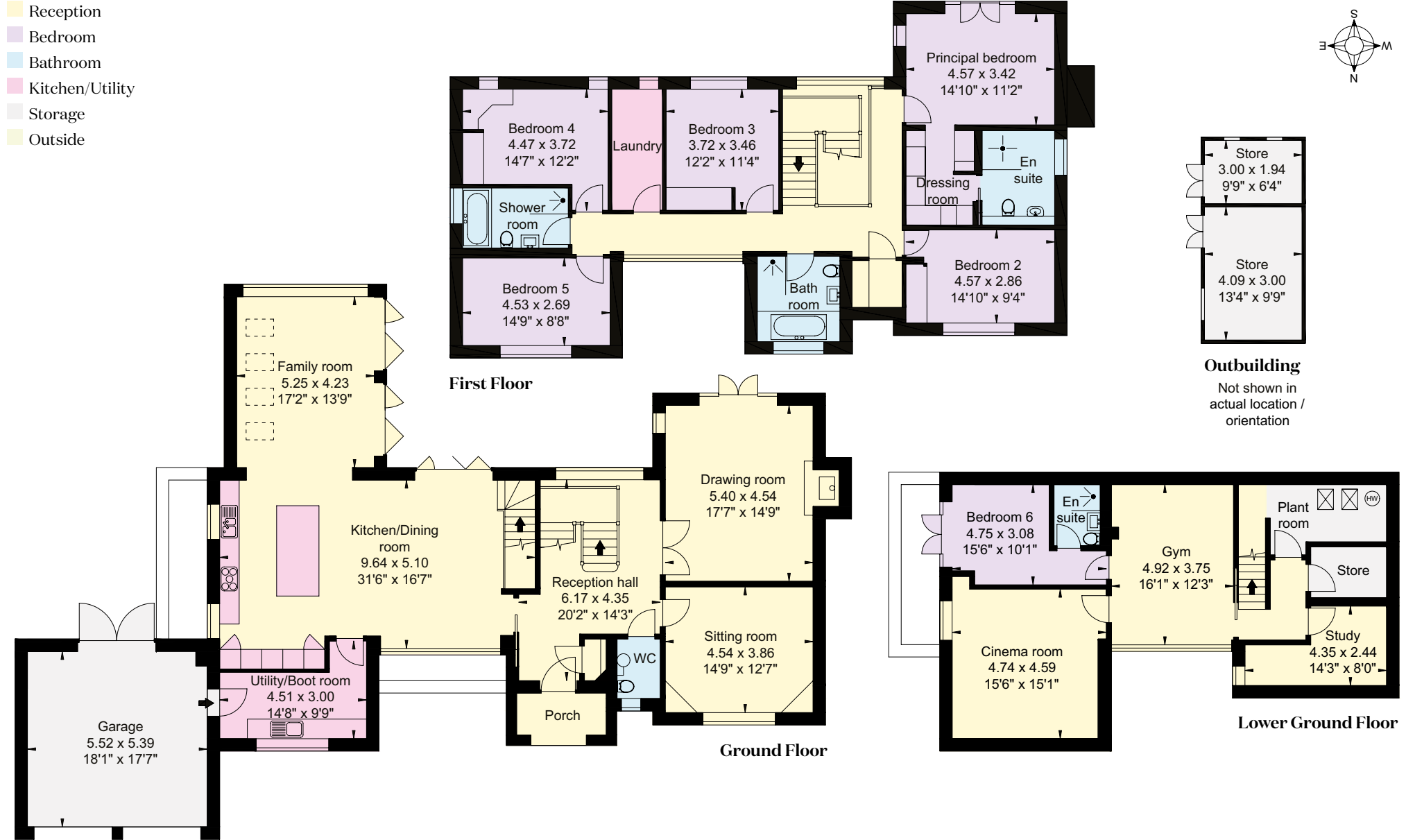
The property has an impressive lower ground floor/basement, complete with a cinema room, home gym, office, and a guest bedroom with an en suite. On the first floor, there is a luxurious principal bedroom suite with a dressing room and en suite, along with four further spacious bedrooms, two family bathrooms, and a well-positioned laundry room.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = House: 378 sq m (4,070 sq ft)
Garage/Outbuilding: 48 sq m (517 sq ft)
Total: 426 sq m (4,587 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



What truly sets this home apart is the stunning views from all rear-facing windows, offering a peaceful outlook over the beautifully maintained garden and the picturesque countryside beyond.

One approaches the property via a large, gated driveway providing parking for several cars and giving access to the double garage. To the rear is an enviable garden mainly laid to lawn with a large, walled resin patio ideal for entertaining. The garden is mainly laid to lawn with a delightful summer house with a decked area, mature hedging to the boundaries, and special mention, of course, must be given to the beautiful views on offer.

PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage. Ground source central heating. Underfloor heating to all floors.

What3Words: ///highways.occupations.baguette

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

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Date: 09 April 2025
Our reference: STR012589429

Highfields, Whitley Hill, Henley-in-Arden, B95 5DJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

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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