



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.

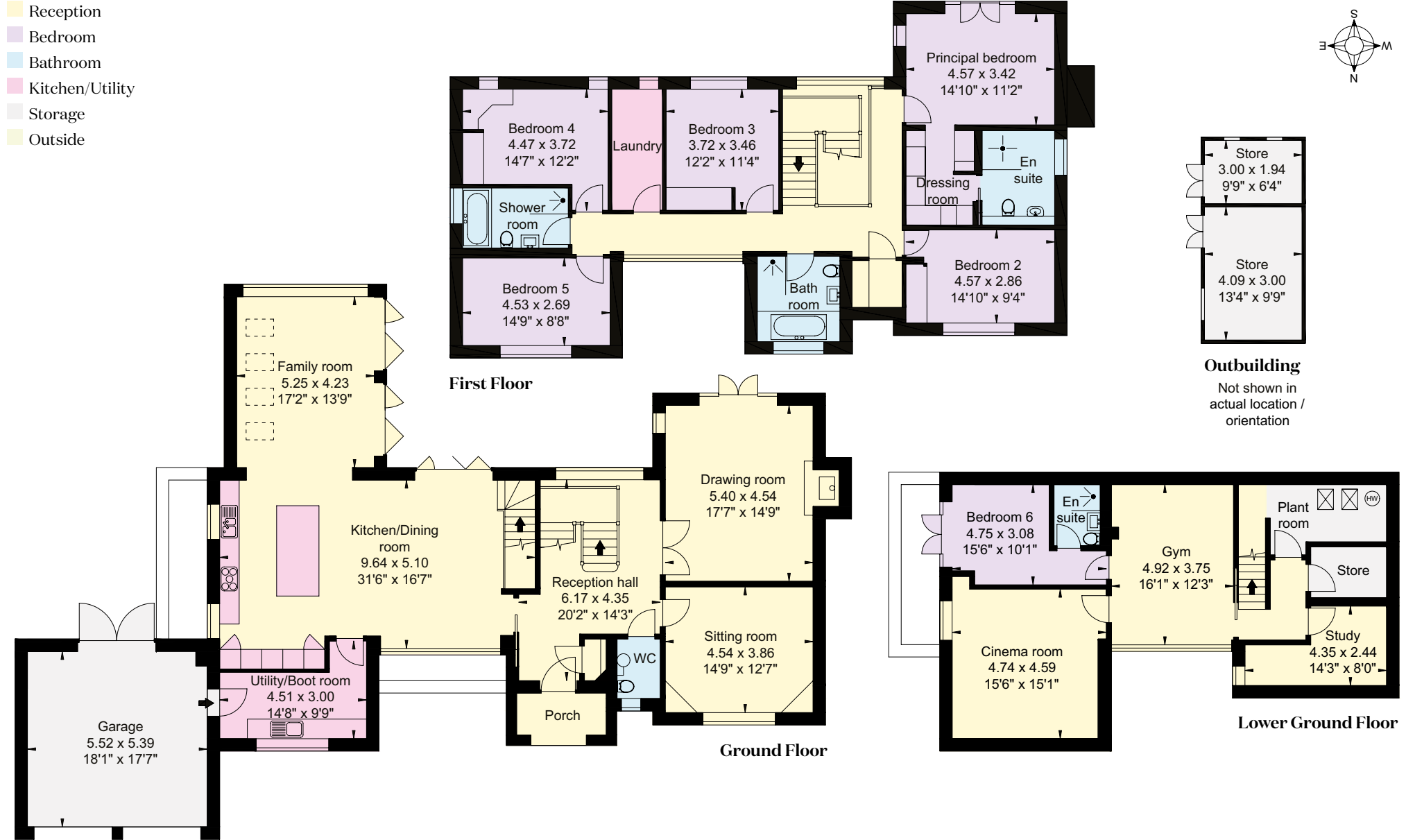
The property has an impressive lower ground floor/basement, complete with a cinema room, home gym, office, and a guest bedroom with an en suite. On the first floor, there is a luxurious principal bedroom suite with a dressing room and en suite, along with four further spacious bedrooms, two family bathrooms,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







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





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: 12 June 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 **£1,895,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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