



High Street ,
Henley-in-Arden, B95 5BG

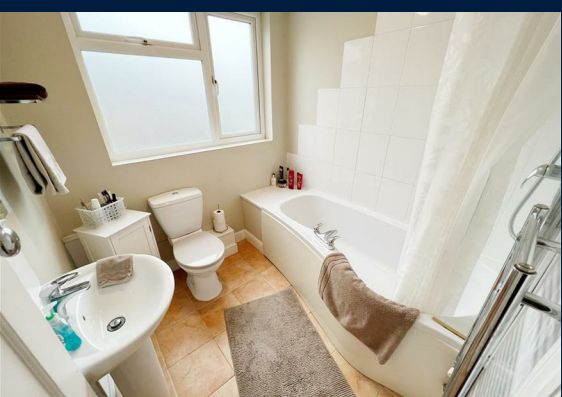
Jeremy
McGinn & Co 

Offers Over £650,000

4 3 4 E

A fantastic opportunity to acquire a most charming & characterful family home, benefitting from a substantial plot, located in the heart of the market town of Henley in Arden. Dating back over 300 years, the cottage boasts a wealth of period charm and offers spacious accommodation throughout. Uniquely, this delightful property not only has invaluable off-road parking to the front, but also gated parking for an additional 3-4 cars to the rear. Internally, the property is entered into an inner hallway. Off here, the bay-fronted dining room is a good size with exposed timbers and brick-built fireplace. Similarly, the Sitting Room also offers a bay window and a cast-iron fireplace. There is also a further Living Room to the rear of the property, which gives access to a conservatory, spanning the width of the rear of the property. The kitchen offers a modern space, with a wealth of storage space and breakfast bar. The ground floor also offers a further access, off the inner hallway, which leads out to the gated parking area. The first floor offers a lovely galleried landing, giving access to all rooms. The property benefits from two principal bedrooms, both with en-suite shower rooms and built-in storage. There is also two further double bedrooms, both with impressive double height ceilings, family bathroom and additional WC. The outdoor space with this property offers a real rarity; with a delightful garden reaching approx. 130ft in length, benefitting from a blocked paved terrace and good sized lawn. There is also a detached garage and outbuildings. Due to its extensive outdoor space, this property lends itself perfectly to further extension (STPP), should a purchaser wish to create further internal accommodation.





Tax Band: E

Council:

Tenure: Freehold

Henley in Arden has a range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is also a wide range of shopping and recreational facilities in nearby Stratford upon Avon, Solihull and Warwick.

There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation. Clover Bank House has excellent communications being well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away and Warwick Parkway Station 7 miles.

Henley 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).

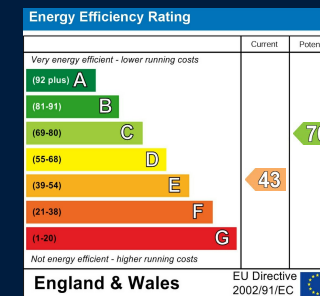
Floor Plan



Map



Energy Performance



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