



Leigh House

Henley in Arden, Warwickshire, B95 6AE

Jeremy
McGinn & Co

Guide Price £1,100,000

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This distinguished three bedroom semi-detached home exudes charm, elegance and timeless character.

Set within beautifully manicured grounds, Leigh House offers an idyllic retreat, whilst remaining just a short stroll from Henley in Arden's renowned high street with its array of boutique shops, restaurants and historic charm.

A sweeping driveway welcomes you to Leigh House; a home filled with spacious and generous accommodation that is both inviting and refined, with large windows that fame the garden views and flood the home with beautiful natural light. A well-appointed modern kitchen offers effortless style; with central breakfast island and a wealth of integrated storage and appliances. The grand reception rooms include a formal dining room, sitting room, snug and garden room with stunning views out to the rear. There is also a ground floor cloakroom for added convenience.



To the first floor, there are three beautifully presented bedrooms that include a luxurious principal suite; with dressing room, en-suite shower room and balcony, two further double bedrooms; one with further en-suite and a stunningly-appointed four piece family bathroom.

The property is completed by two double garages, providing ample parking and storage, making this a rare find in such a sought-after location. To the rear of the garages, there is also a useful utility room.

The expansive and immaculately kept gardens are a true highlight of this home, offering a serene outdoor space with lush lawns, mature planting and secluded terrace - ideal for alfresco dining or simply unwinding in peaceful surroundings.







Tax Band: G

Council: Stratford District Council

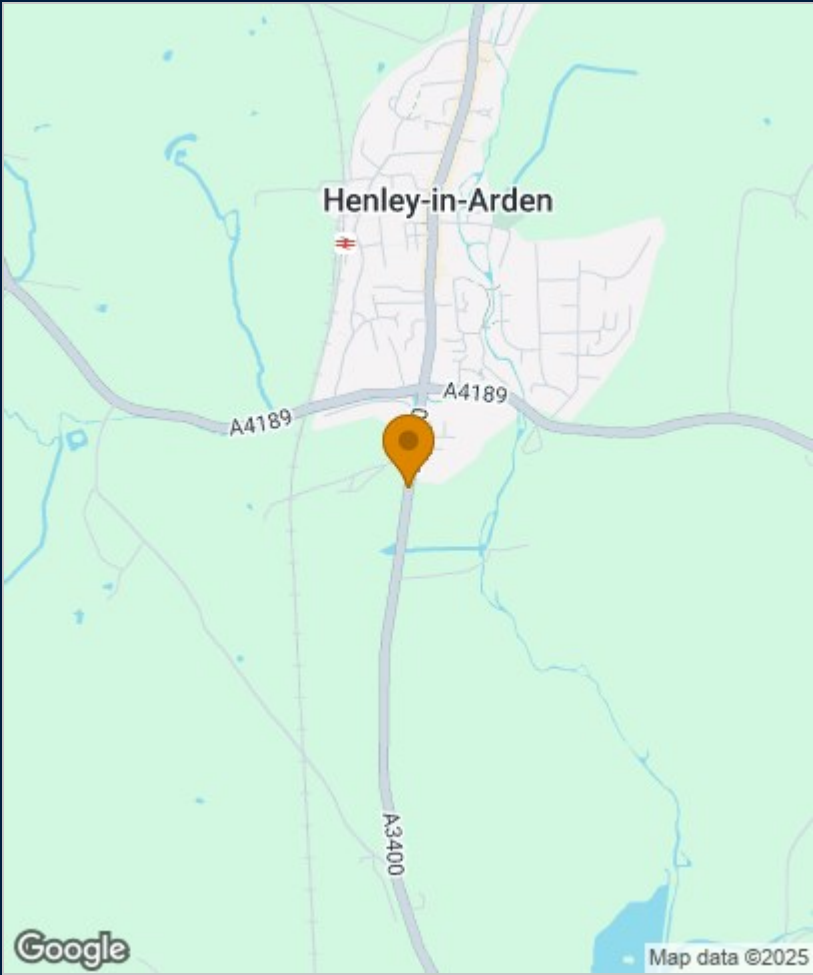
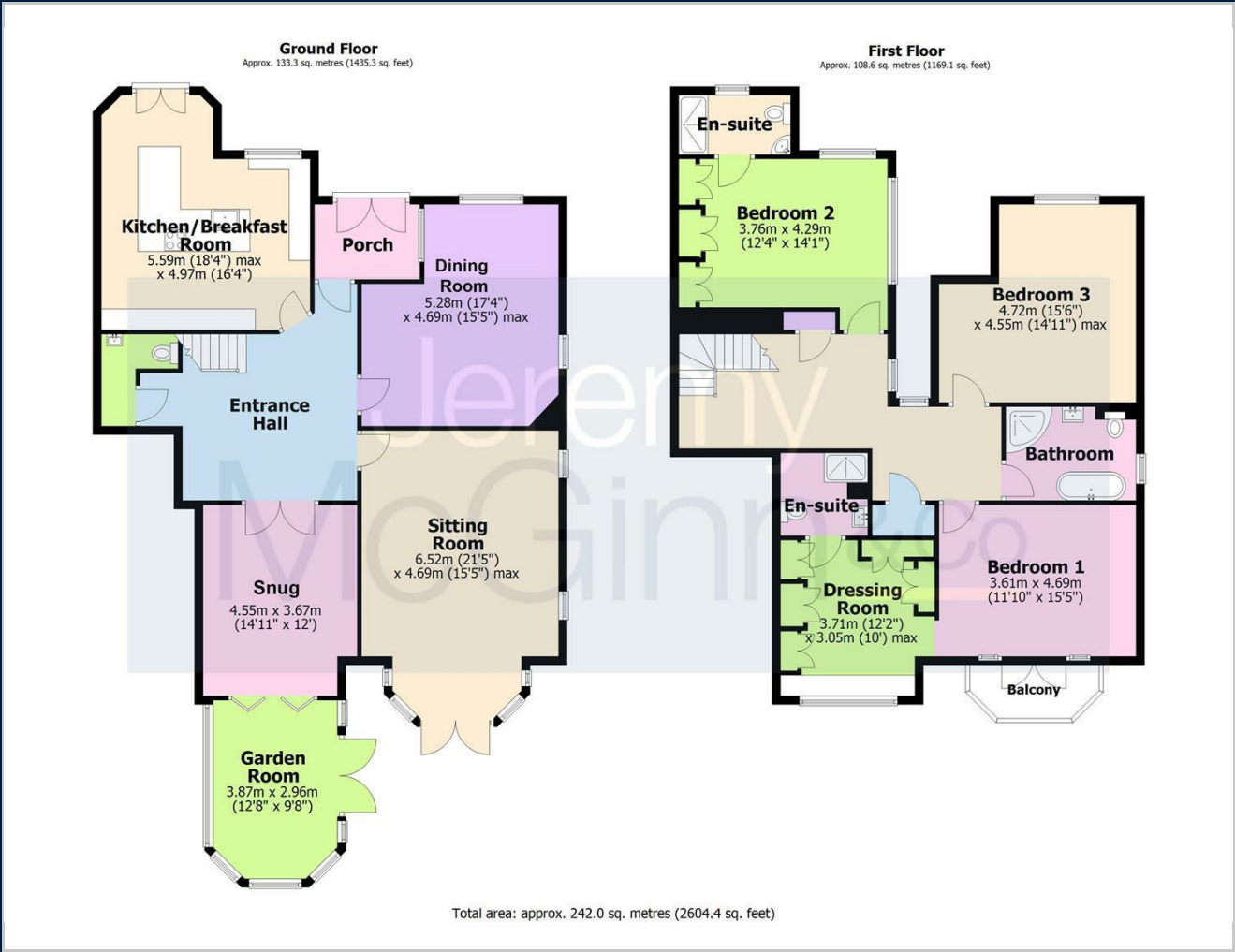
Features:

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).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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