



The Thatch
Whitley Hill | Henley-in-Arden | West Midlands | B95 5DL

THE THATCH

*An Idyllic Grade II Listed Thatched Cottage with Expansive Grounds and a Fabulous
Separate Annexe*



Located at the top of Whitley Hill, with far-reaching views across stunning countryside and set behind mature, beautifully manicured hedging, The Thatch is an enchanting, part-thatched, part-tiled cottage offering charm, privacy, and delightful accommodation.

Set back from the road, the home enjoys a notably broad frontage and is approached via a wide five-bar gate that opens onto an extensive block-paved driveway, easily accommodating around eight vehicles. Discreetly screened to one side of the drive is the conveniently located septic tank and a useful bin storage area.

Flanked by a smart dwarf brick wall, two sets of stone steps lead down to the wide gravel pathway that encircles the property. Following the path around to the rear of the cottage, a wrought iron gate provides access to the gardens, with superb screening from tall beech hedging where the oil tank is also discreetly positioned. Outdoor lighting softly illuminates the enchanting exterior.

The approach to the front door, beneath a quintessential thatched storm porch, sets the tone for what lies within. This is the very definition of a “chocolate box” cottage — steeped in history and brimming with character. Dating back to the 1600s, the original thatched portion of the home was freshly re-thatched just over a year ago, and parts of the property have recently been re-rendered, ensuring all presented in immaculate condition.









Seller Insight

“Tucked behind mature hedging just off the Warwick Road, The Thatch is one of Henley-in-Arden's most recognisable homes — often referred to by locals as “that lovely thatched cottage up the hill.” But beyond its postcard-perfect appearance lies a home full of heart, character, and an exceptional lifestyle offering.

The current owners, who bought the property in 2012, were immediately drawn to its unique layout, sense of privacy, and south-facing garden. “The views, the garden, and the space to entertain — especially with the driveway — were what sold it to us,” they say.

Inside, the home blends comfort and charm with practical updates throughout. The thatched roof was refurbished in 2024, the boiler replaced in 2020, and the kitchen walls re-rendered in 2024. The Aga, air fryer/combination oven, and central island have transformed the kitchen into a joyful, functional space. “It's where I discovered my love of cooking,” the owner shares. “We've collected so many cookbooks over the years!”

The main living spaces — the lounge and dining room — sit under the thatched roof and stay cool in summer, warm in winter, and full of atmosphere all year round. The property also includes a self-contained annexe, ideal for guests, with views of the sunset and natural light all day.

The garden, which enjoys sunlight from dawn to dusk, is a haven for those who love to entertain or simply relax. “At night, with so little light pollution, we often turn off the outdoor lights and just watch the stars,” the owners say.

The setting offers the best of both worlds: peace and privacy with friendly neighbours nearby, and the village just down the hill. “Henley's shops and restaurants are full of welcoming people — the kind who remember your name,” the owners explain. “And we love being able to walk there through the fields and woods. There are so many footpaths we still haven't explored.”

As they prepare to say goodbye, the owners reflect on what they'll miss most: the garden, the sunsets, the kitchen, and the quiet magic of this unique home. “The Thatch has meant so much to us,” they say. “It's a house that reminds you of your place in time — and we hope the next owners love it just as much.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The Main House

Kitchen

Upon entry, the kitchen is an immediate delight, with a beautiful arched crittall-style window providing views across the pretty frontage and offering a glimpse of the character found throughout the home. Perfectly balancing traditional charm with modern comforts, it features high, pitched ceilings and Velux windows that flood the space with natural light.

A deep blue AGA is inset into an original chimney breast, while black granite worktops contrast beautifully with cream cabinetry and a central island, complete with a breakfast bar and Neff ceramic hob. Additional features include an integrated Samsung dishwasher, Samsung combination oven/microwave /air fryer, Belfast sink, space for a large fridge freezer, and solid wood French doors opening onto the rear terrace. The kitchen is finished with stripped pine flooring and leads directly into a practical laundry room with high ceilings and space for a washer/dryer and additional storage.

Living Room

Stepping through to the oldest part of the home, the living room boasts original flagstone flooring, a magnificent inglenook fireplace with wood-burning stove, and an exposed brick chimney breast topped with a rustic oak beam.

Windows on all four sides allow an abundance of natural light, while exposed beams, deep stone window reveals, and smart radiator covers enhance the period charm. A beautiful porthole window at the far end overlooks the garden, making this space ideal for both relaxed family living and more formal dining.

Principal Suite

The generous ground-floor principal bedroom is dual aspect and bathed in natural light. It features an excellent range of bespoke, floor-to-ceiling fitted wardrobes, along with coordinating bedside cabinets and a sideboard.

The bedroom leads through to a dressing room with large double sliding wardrobes, and beyond this is the contemporary en suite, fitted with a corner shower, pedestal basin, WC, chrome towel rail, and full-height white tiling.

Family Bathroom

The family bathroom is equally stylish, featuring black and white marble-effect tiles and a luxurious sunken Touchtronic spa bath. Additional fittings include a low-level WC, pedestal hand basin, inset mirror, airing cupboard for linens, and two obscure-glass windows overlooking the rear garden.

Bedroom 2 / Study

A versatile space currently used as a home office, this room enjoys lovely garden views and would also serve well as a single bedroom. It is tastefully finished with white walls, pine skirting, and ceiling spotlights.

First Floor Bedroom Suite

Accessed via a space-saver staircase, the upper bedroom suite is a fabulous space set into the eaves, with dormer and Velux windows offering panoramic views of the Warwickshire countryside and the property's frontage. Original stripped wood flooring, ample storage, and a charming en suite with corner bath, Imperial basin, low-level WC, and Velux window complete this first-floor suite.









The Annexe

A significant asset to the property, the detached annexe — converted from the original garage — offers fully independent living or workspace. Entered through its own front door, the annexe comprises:

- Entrance Hall with picture window
- Modern Shower Room with Triton electric shower, WC, and wall-mounted basin
- Large Office/Reception Room with garden views and ample space for work or hobbies
- Upper Living/Bedroom Space, accessed by pine steps, featuring Velux and dormer windows, space for seating and sleeping, and stylish neutral décor — all immaculately presented.

The annexe is heated by electric heaters and offers direct access to the remaining garage area, which, though partially converted, still provides a generous double garage with two electronic up-and-over doors and extensive storage/workshop space.









Gardens and Grounds

The property benefits from a second five-bar gated entrance at the end of the rear garden, opening onto a large gravelled driveway in front of the double garage and annexe. Currently used for additional planting and raised beds, this sun-soaked area also features a high-quality aluminium and glass greenhouse, mounted on a concrete base (greenhouse subject to negotiation).

Two large lawned areas are separated by pathways, with neat box hedging on one side framing two mature rose beds. A beautiful wisteria climbs the rear of the property, adding to its charm and character.

A fabulous raised terrace provides the perfect spot for al fresco dining and entertaining, while a wide gravel path connects the main house and annexe. This transitions into elegant Indian sandstone paving leading to the kitchen's French doors.

This enclosed section also includes a wooden gate leading back around to the front of the property, bordered by an abundance of beautiful planting — including lavender, ceanothus, clematis and fig. Completing the idyllic aesthetic is a charming ornamental wishing well.

The entire outdoor space is thoughtfully landscaped and softly illuminated, creating a peaceful and private retreat.



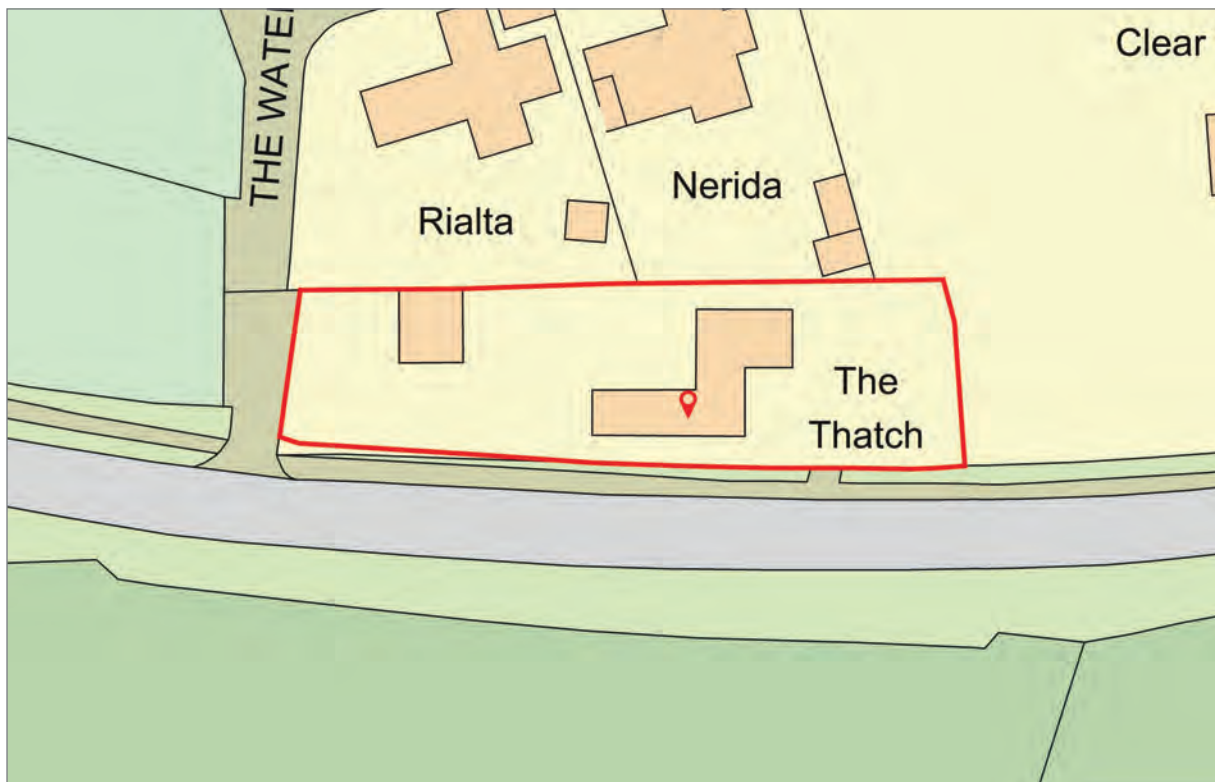


HENLEY IN ARDEN

Henley-in-Arden is a picturesque, historic Tudor market town located along the A3400 and lies 8 miles north of Stratford-upon-Avon and 10 miles south of Solihull. Henley-in-Arden is known for its tree-lined High Street and variety of historic buildings, some of which date back to medieval times, as well as shops, supermarket, post office, restaurants, public houses and the famous Henley Ice Cream Parlour. There are excellent primary and secondary schooling facilities as well as South Warwickshire College. For the sports lover, there is the local thriving tennis club as well as several golf clubs in the surrounding areas. The location has good transport links, Henley-in-Arden Railway Station provides links into Birmingham and Stratford-upon-Avon and just a short distance away Warwick Parkway Station, which has good train services to London Marylebone. Road communications are excellent with the M40 and M42, M5 and M6 motorways all within easy access.







In Summary:

The Thatch is a rare gem — a lovingly maintained period home that perfectly balances timeless character with everyday practicality. Set on an expansive plot with a flexible annexe and beautifully landscaped gardens, it offers something truly special for families, remote professionals, or those seeking a multi-generational living solution.

Services, Utilities & Property Information

Electric and Water
 Sewerage: Septic Tank
 Tenure : Freehold
 Local Authority : Stratford District Council
 Council Tax Band : F
 Situated in an Article 4 Conservation Area

Viewing Arrangements

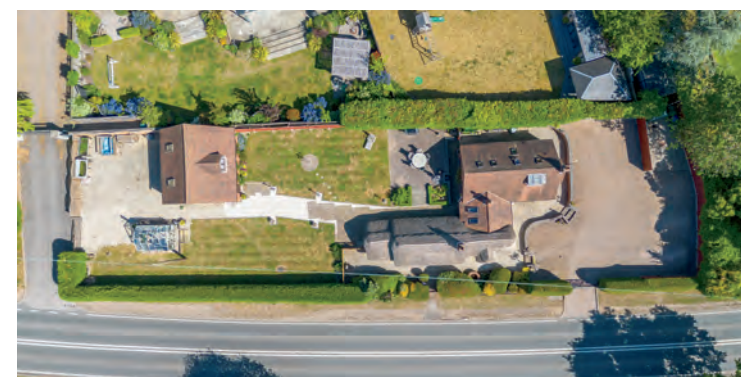
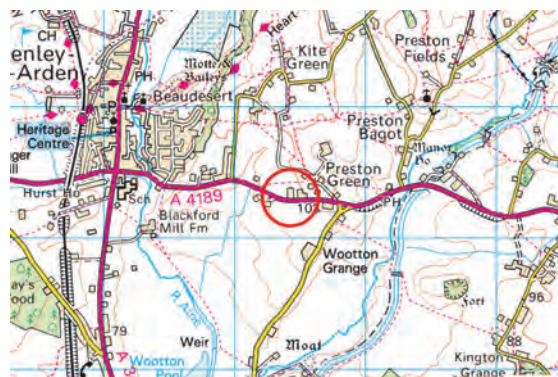
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 Saturday - 9.00 am - 4.30 pm
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GROSS INTERNAL AREA: 1886 sq ft, 175 m²

GARAGE: 230 sq ft, 21 m²

OVERALL TOTALS: 2116 sq ft, 196 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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"A big thank you to both Martin and Rachel"

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