

FION HOWE

Henley-in-Arden, Warwickshire



A BEAUTIFULLY DESIGNED CONTEMPORARY RESIDENCE

Finished to an outstanding standard throughout, this is a home that offers both impressive family living and superb entertaining space, perfectly located to make the most of its beautiful surroundings.

4	3	3	EPC
			B

Local Authority: Stratford-on-Avon District Council
Council Tax band: G
Tenure: Freehold







SITUATION

Fion Howe sits on the edge of the charming market town of Henley-in-Arden, close to the neighbouring village of Claverdon. Henley-in-Arden is a picturesque medieval town offering a great selection of shops, cafés, restaurants, traditional pubs, and essential amenities including doctors and veterinary surgeries. The town has two primary schools, with further state and independent options nearby, as well as excellent boys' and girls' grammar schools in Stratford-upon-Avon.

The area benefits from superb transport links, with the M40 (J15) around 8 miles away, Birmingham International Airport approximately 15 miles, and trains to London Marylebone available from Warwick Parkway, about 7 miles from the property. Henley-in-Arden also offers its own commuter rail service into Birmingham.



THE PROPERTY

Fion Howe is an exceptional residence that combines elegant design with generous accommodation, positioned to make the most of its beautiful setting.

The welcoming entrance hall sets the tone for the quality within. To the front sits a delightful sitting room, perfect for quieter moments of relaxation. The heart of the home is the magnificent open-plan kitchen, dining, and living space—an expansive, light-filled area that seamlessly blends style and practicality. With ample room for everyday life and hosting family and friends, this space serves as the hub of the property. Completing the ground floor is a useful home office and a well-appointed cloakroom.

The first floor has a spacious landing leading to the principal bedroom suite, featuring a dressing room and a luxurious shower room. Three further double bedrooms provide excellent family accommodation, served by two beautifully finished bathrooms, one of which is en suite.









A particular highlight of Fion Howe is the superb lower ground floor. This versatile level incorporates an impressive wine cellar/store, a well-equipped utility room, and access to the integral double garage, offering convenience and ample storage.

Outside, the property continues to impress. A generous front garden and driveway provide parking for multiple vehicles and lead to the double garage. To the rear, the sizeable garden is mainly laid to lawn and enjoys wonderful, uninterrupted views across the adjoining fields—an idyllic backdrop to everyday living.

Services: Mains water, drainage and electricity. Oil-fired central heating. Solar panels for hot water and electricity. Underfloor heating to the ground floor. Air conditioning to the principal bedroom and kitchen/dining/family room. A water harvester feeds the outside tap. Cat 6 cabling throughout the house with USB ports in several rooms.

What Three Words: ///waltz.chilling.journals







Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon, Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Knight Frank



Date: 02 November 2026
Our reference: STR012619134

Fion Howe, Edge Lane, Henley-in-Arden, B95 5DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,495,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to My Knight Frank.

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

Knight Frank

KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789206951
william.ward-jones@knightfrank.com

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24