



**EARLES**  
TRUSTED SINCE 1935



The Hopbarn Fosters Farm,  
Henley Road  
£1,200 Per Month

Approached just off the Henley Road, a private gated driveway leads to the property, nestled amongst the glorious Warwickshire countryside. There is a gravelled foregarden with a range of potted plants and shrubs, as well as a Bistro table & chairs for outdoor dining. A generously sized gravelled driveway provides parking for two vehicles and guest parking.

A timber part glazed door opens into:-

**Kitchen**

12'10" x 5'9" (3.93m x 1.77m )

A range of base and drawer units with roll top work surfaces over, inset 1 1/4 stainless steel sink unit with chrome mixer tap, dishwasher, electric oven and hob, under counter larder refrigerator, wall unit housing the microwave, integrated waste disposal unit, feature glass splash-backs and feature exposed brick to the wall. Further wall unit for storage. Door to:-

**Utility/Cloakroom**

6'0" x 5'9" (1.84m x 1.76m)

With Low level W.C. Vanity unit with inset wash hand basin and chrome mixer tap over, double glazed window to the front, 'Zanussi' 6kg automatic washing machine, Hoover 9kg tumble dryer, there is a shelving unit providing ample storage and hanging rail, extractor fan.

From the kitchen a sliding door leads through into:-

**Lounge**

18'11" x 13'2" (5.77m x 4.02m)

This light and spacious living room comprises a 3-seater sofa, two armchairs, coffee table and rug, three side tables with lamps, sideboard with lamp and BT 'super fast' broadband hub, T.V unit. Two vertical radiators, a mirror, canvas wall art. Feature full width oak framed windows and patio doors, with fitted blinds, look out and open onto the patio area to the front, with open countryside views beyond. Double doors open into:-

**Storage Room**

6'4" x 3'6" (1.95m x 1.08)

With double glazed window to the rear, vaulted ceiling, power and lighting.

From the living room, sliding doors lead through to:-

**Bedroom Suite**

Comprising; dressing area, bedroom & en-suite bathroom.

**Dressing Area**

6'5" x 5'10" (1.96m x 1.78m )

With 2-door sliding door wardrobe with hanging rail. An opening leads through to:-

**Bedroom**

12'2" x 11'10" (3.72m x 3.61m)

A light and spacious room with dual aspect double glazed windows to the side

and rear, with fitted blinds. A large 2-door mirrored sliding door wardrobe with 3 hanging rails, radiator, 3-drawer chest of drawers, two bedside tables and lamps, oval wall hung mirror, a sliding door leads through to:-

**En-Suite Bathroom**

5'9" x 6'6" into window (1.76m x 2m into window)

P-Shaped bath with chrome mixer tap, mains fed shower and glass shower screen over. Low level W.C. Pedestal wash hand basin with chrome mixer tap, double glazed window to the side with fitted blind, wall mounted mirrored bathroom cabinet, electric shaving point, extractor fan, chrome ladder style heated towel rail, feature tiling to splash-backs.

**Outside**

A laid to gravel foregarden provides outdoor seating with a bistro table and chairs and a range of potted plants and shrubs. Open countryside views all round.

**Additional Information**

Services: Mains Water and electricity are connected to the property. Drainage is via a modern Klargester BioDisk system (included within the rent) and heating is via LPG gas central heating (included within the rent).

Hi Speed fibre broadband is available.

The rent is inclusive of heating, hot water and drainage.

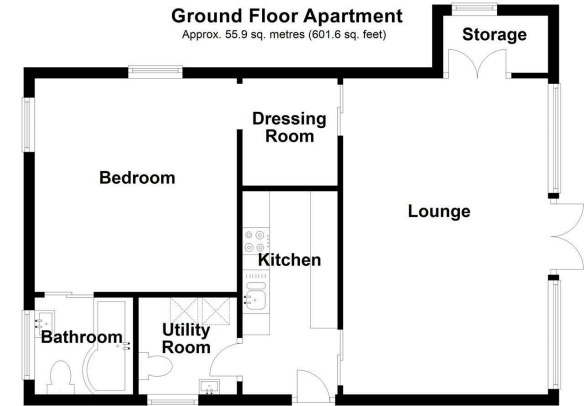
Council Tax: Band B (Stratford-Upon-Avon District Council)

Viewing: Strictly by prior appointment through John Earle on 01564 794343.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS (www.tds.gb)

A holding deposit of 1 weeks rent is required upon application.

John Earle is a Trading Style of John Earle & Son LLP  
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD  
Reg. No. OC326726



Total area: approx. 55.9 sq. metres (601.6 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-98%) <b>A</b></p> <p>(81-91%) <b>B</b></p> <p>(69-80%) <b>C</b></p> <p>(55-68%) <b>D</b></p> <p>(39-54%) <b>E</b></p> <p>(21-38%) <b>F</b></p> <p>(1-20%) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-98%) <b>A</b></p> <p>(81-91%) <b>B</b></p> <p>(69-80%) <b>C</b></p> <p>(55-68%) <b>D</b></p> <p>(39-54%) <b>E</b></p> <p>(21-38%) <b>F</b></p> <p>(1-20%) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
65	65		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	