



EARLES
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**The Dell, Green Lane,
Little Shrewley, Warwickshire, CV35 7HJ**

Offers In The Region Of £1,195,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A beautifully appointed five-bedroom detached country house, set within an idyllic and highly private position in the heart of the Warwickshire countryside, with direct access to outstanding rural walks. The property occupies an enviable setting within landscaped grounds extending to just over three-quarters of an acre.

The property benefits from substantial detached garaging for four or more vehicles, with planning permission in place for a partial conversion to create a self-contained granny annex, should this be desired.

The gardens and grounds are a particular feature, incorporating a private South facing rear garden with ornamental pond and gently flowing culvert stream, together with a charming walled courtyard overlooking the surrounding countryside and a variety of carefully positioned seating areas, provides ideal spaces to enjoy the morning, afternoon and evening sun.

Additional land runs parallel to the house and includes a further stream, while providing direct access to public footpaths that lead out across unspoilt open countryside. An adjoining pasture, framed by open fields, offers an attractive and versatile rural space, ideal for a range of lifestyle uses including an orchard, beekeeping, or a game of sport.

Internally, the house is presented to a high standard, with generously proportioned rooms and double-aspect windows throughout, allowing for excellent natural light and open views across the surrounding countryside.

The accommodation is well arranged and comprises an inviting entrance hall, an elegant sitting room centred around a striking inglenook fireplace with log-burning stove, a separate study, and a well-appointed kitchen/dining room with breakfast bar and additional log-burning stove. Further accommodation includes a utility room, guest cloakroom, five bedrooms and three bathrooms.



Discreetly tucked away, The Dell is approached via a five-bar timber gate, opening onto a large gravelled driveway with detached, brick-built garages. A further timber gate provides pedestrian access to the adjoining pasture field, while a wrought-iron gate leads through to the garden and enclosed walled courtyard.

Beneath a pitched, tiled canopy porch, a solid timber front door opens into:

Entrance Hall

15'8" max x 7'2" (4.78m max x 2.20m)

With ceramic tiled flooring, double doors to cloak cupboard with lighting, turned staircase rising to the first floor, two radiators, under-stairs storage cupboard, and door opening into:-

Cloakroom

5'9" x 2'11" (1.76m x 0.91m)

Ceramic tiled floor continues from the hall, UPVC obscure double glazed leaded light window to the front, low level W.C, floating wash hand basin with chrome mixer tap over and radiator.

From the entrance hall, steps lead through to:-

Lounge

15'5" x 12'4" max (4.71m x 3.78m max)

Dual aspect with feature UPVC double glazed leaded light bow window to the rear overlooking the open countryside beyond, UPVC double glazed leaded light window to the front, radiator, feature inglenook fireplace with inset log burning stove, lighting and slate hearth, feature exposed timber beams and door opening into:-

Study

12'4" x 9'2" (3.78m x 2.81m)

With UPVC double glazed leaded light windows to the front and rear, radiator and feature brick fireplace with original cast iron stove.

Dining Kitchen

25'11" x 17'10" max (7.92m x 5.45m max)

Beautifully fitted kitchen with a range of wall, base and drawer units with square edged work surfaces over with matching up-stands, inset Belfast sink unit with chrome mixer tap over, feature brick inglenook with timber beam over housing the 'Bush' 5-ring, range style electric oven with tiling to splash backs, lighting and extractor fan over. Two pull out spice rack shelving units, integrated 'Kenwood' dishwasher and integrated fridge freezer, ceramic tiling to the floor, dual aspect with UPVC double glazed leaded light window to the front and UPVC double glazed leaded light bow window to the rear overlooking the walled courtyard and open countryside beyond. To the dining room is a feature log burning stove and two radiators. Door opening through to:-

Inner Hall

12'6" x 5'8" min / 14'0" max (3.82m x 1.74m min / 4.27m max)

With UPVC double glazed leaded light window to the front, turned staircase rising to the first floor, under-stairs storage cupboard, radiator, ceramic tiled flooring, doors to two larger cupboards with fitted shelving and lighting, timber door to the side giving access to the side passageway and door through to:-

Utility Room

12'9" x 11'3" max (3.91m x 3.45m max)

A range of wall and base units with square edged work surfaces over with matching up-stands, inset Belfast sink unit with mixer tap over, space and plumbing for an automatic washing machine, space for an additional fridge/freezer, radiator, ceramic tiled flooring, UPVC double glazed leaded light door opening out to the walled courtyard, two UPVC double glazed leaded light windows to the rear, wall cupboard housing the pump that connects the drainage system to the mains sewer, and double doors open into laundry cupboard housing the 'Worcester' oil fired central heating boiler.

First Floor Landing (left)

Feature galleried landing with UPVC double glazed leaded light window to the rear overlooking the open countryside beyond, double glazed Velux roof light to the front, built in storage cupboard with fitted shelving, built in storage to the eaves with lighting, and doors to three bedrooms (master bedroom, bedroom four & bedroom five) and bathroom.

First Floor Landing (right)

With UPVC double glazed leaded light window to the front and rear, feature galleried landing, exposed timber beams, radiator, storage cupboard with fitted shelving and doors to bedrooms two, three and four.

Master Bedroom

22'5" x 15'5" (6.84m x 4.72m)

This impressive light and spacious master bedroom features UPVC double glazed leaded light windows to the front and rear, with views over the open countryside beyond, two radiators, hatch giving access to the loft and doors to eaves storage with lighting.

Bathroom

8'3" x 5'9" (2.53m x 1.76m)

Panelled bath with electric shower and glazed shower screen over, vanity unit with inset wash hand basin with chrome mixer tap, low level W.C, radiator, feature panelling to the walls, tiling to splash backs and double glazed 'Velux' window to the rear.





Bedroom Two

11'7" x 9'2" (3.54m x 2.81m)

With UPVC double glazed leaded light window to the front, radiator, fitted mirrored sliding door wardrobes with hanging rails and shelving, feature UPVC double glazed leaded light bow window to the side, radiator, feature exposed timber beams and fitted bedroom furniture.

En-Suite

6'9" x 5'6" (2.07m x 1.68m)

Shower unit with 'Triton' electric shower over, pedestal wash hand basin with chrome mixer tap, low level W.C, feature tiling to walls, shaving point, radiator and double glazed Velux roof light overlooking countryside beyond.

Bedroom Three

14'10" x 13'6" (4.53m x 4.12m)

Dual aspect with UPVC double glazed leaded light windows to the front and side, radiator, door to airing cupboard housing the hot water cylinder and fitted shelving.

Bedroom Four

Currently used as a study and accessed via both landings, this room could easily be converted back to a bedroom by blocking one doorway off. Large double glazed Velux window overlooking the countryside beyond, radiator and hatch giving access to the loft.

Bedroom Five

8'5" x 7'2" (2.59m x 2.19m)

With two double glazed Velux windows overlooking the countryside beyond, and radiator.

Bathroom

7'1" x 7'9" into doorway (2.18m x 2.37m into doorway)

Panelled bath with chrome mixer tap over, low level W.C, pedestal wash hand basin with chrome mixer tap, feature tiling to walls, double glazed Velux window overlooking the countryside beyond, hatch to roof space and radiator.



Outside

Set within just over three-quarters of an acre of beautifully landscaped grounds, The Dell enjoys a private, south-east facing lawned garden, thoughtfully screened by mature hedging and trees. Several paved patio areas provide ideal spaces for outdoor entertaining, complemented by a charming summer house, a feature pond and a picturesque culvert stream meandering through the garden. A wrought-iron gate leads to a covered side passageway, providing access to the garage via a pedestrian door and a gardener's W.C.

A walled courtyard wraps around the property, offering open countryside views beyond and the perfect setting to enjoy the afternoon and evening sun. A timber gate leads to additional land running parallel to the house, incorporating a further culvert stream and access to public footpaths, opening onto superb countryside walks across the Warwickshire landscape.

The adjoining pasture sits amidst open fields and provides a versatile rural space, ideal for beekeeping, establishing an orchard or simply enjoying the tranquillity of nature.

Double Garage

22'11" x 19'0" (7.00m x 5.80m)

With two up and over electric garage doors, power and lighting, pedestrian doors to the rear garden and side passageway.

Detached Garage Block

Comprising a block of 3 garages with electric up and over garage doors, power and lighting, covered log store and with planning permission granted for: partial conversion of detached garage to become annexed living accommodation. (Ref: W/23/0028).

Location

Set within peaceful greenbelt countryside, the property enjoys a discreet and tranquil setting while remaining exceptionally well connected. Within a 10–25 minute drive, the centres of Warwick, Leamington Spa, Kenilworth, Solihull, Coventry and Stratford-upon-Avon are all easily reached, along with Birmingham International Airport. Warwick Parkway and Hatton stations, providing regular services to Birmingham and London Marylebone, are also within a short drive or a 5–10 minute cycle.

Additional Information

Services:

Mains electricity and water are connected to the property. The heating is via an oil-fired boiler, which is located within the utility room, and the drainage is pumped to a mains connection.

Council Tax:

Warwick District Council - Band G

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. For more information visit: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with O2, Three, and Vodafone being rated 'Good outdoor' coverage and EE being rated 'Good outdoor, variable in-home' coverage.

For more information visit: 'Ofcom Mobile and Broadband Checker'.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website (For planning purposes or scoping a site)."

Tenure:

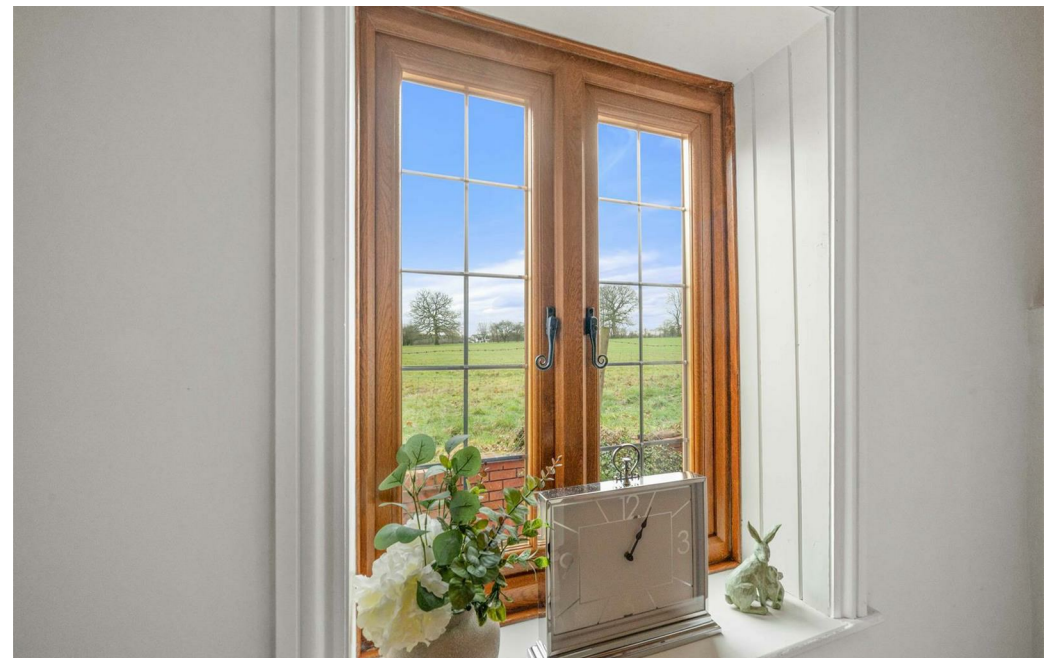
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

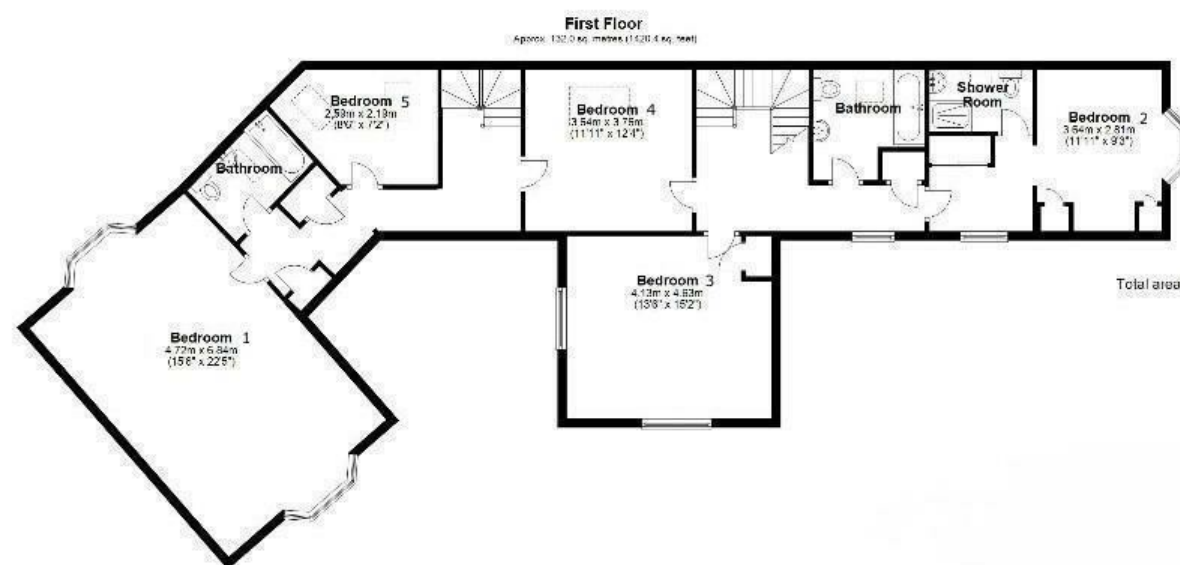
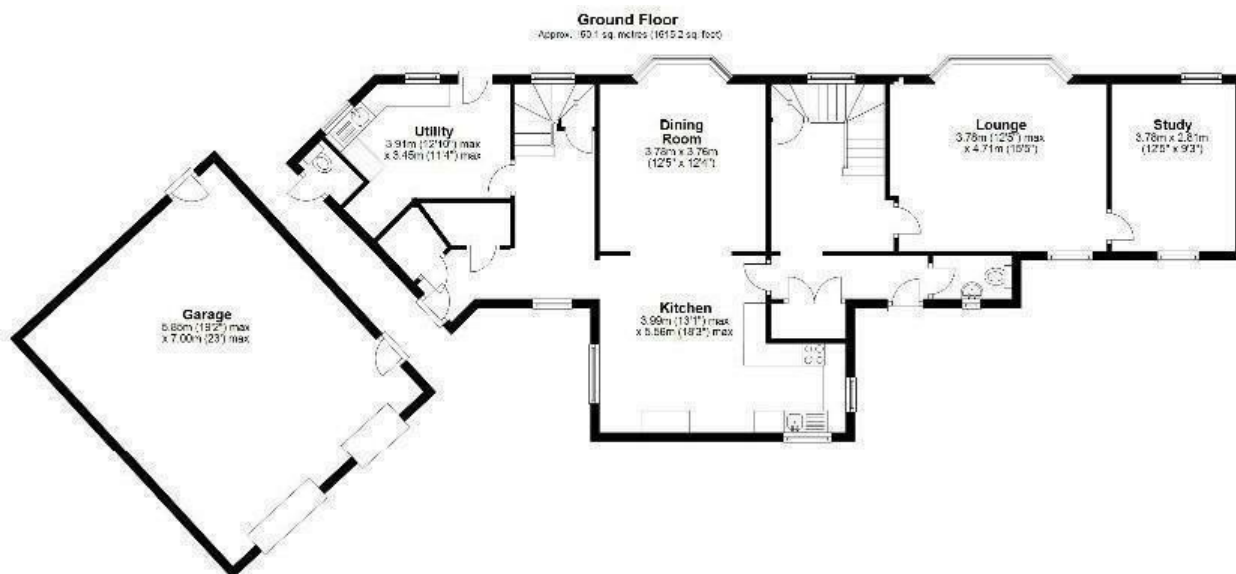
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 202.0 sq. metres (3035.6 sq. feet)

