

BRIDGE COTTAGE

HENLEY-IN-ARDEN



A HOME THAT INSTANTLY EMBRACES YOU

BRIDGE COTTAGE,
HENLEY-IN-ARDEN
B95 5DH

A beguiling detached cottage just moments from Henley-in-Arden's historic High Street, this much-loved home has been cherished by our client for 44 years and is now reluctantly offered for sale due to relocation.

From the very first step into the generous reception hall, the property exudes warmth and character. A roaring log burner creates an inviting focal point – the perfect antidote to crisp winter evenings and those wonderfully blustery Warwickshire days. It is a home that instantly embraces you.

Beautifully balancing period charm with modern convenience, the accommodation is both stylish and practical. The handsome shaker-style dining kitchen forms the heart of the home, complemented by a matching laundry room for everyday ease. A spacious lounge opens seamlessly onto the garden, creating a wonderful flow for entertaining and family living alike.







There is also a downstairs guest cloakroom and — drumroll please — an integral garage with electric door, an invaluable and increasingly rare asset so close to the High Street.

Upstairs, the principal bedroom is truly magnificent, offering extensive fitted wardrobes, a dedicated dressing area and an elegant en-suite shower room



— more boutique country house hotel than country cottage. Two further generous double bedrooms provide flexible space for family, guests or home working, served by a splendid traditional family bathroom.

Outside, the southeast-facing garden is a haven of low-maintenance relaxation, thoughtfully designed to

provide both privacy and practicality. There is ample space for summer garden parties, al fresco dining, or simply enjoying a morning coffee in the sunshine, while still offering room for children or grandchildren to play.

The driveway and integral garage complete this exceptional home, providing excellent parking and storage — a genuine luxury in such a central position.



LIFESTYLE & LOCATION

Henley-in-Arden is one of Warwickshire's most desirable market towns, renowned for its mile-long medieval High Street lined with independent boutiques, cafés, traditional pubs and restaurants. From artisan coffee shops and fine dining to everyday conveniences including a doctors' surgery, dentist, and well-regarded primary school, everything is quite literally on your doorstep.

The town enjoys a strong sense of community, with regular markets, local events and easy access to beautiful countryside walks along the River Alne and surrounding Warwickshire landscape. The nearby Henley Golf & Country Club, tennis clubs and leisure facilities add to the appeal for active lifestyles.

For commuters, Henley-in-Arden railway station provides direct services to Birmingham and Stratford-upon-Avon, making it ideal for professionals seeking a

balance between rural charm and city connectivity. The M40, M42 and M5 motorways are all easily accessible, offering convenient routes to Birmingham Airport, the NEC and beyond.

This is a rare opportunity to acquire a characterful, beautifully maintained home in an enviable central location — offering the perfect blend of village atmosphere, modern comfort and commuter convenience.



KEY FEATURES

- Detached character cottage steps from the High Street
- Three generous double bedrooms
- Magnificent principal suite with dressing area & en-suite
- Shaker-style dining kitchen with separate laundry room
- Spacious lounge with garden access
- Log burner in welcoming reception hall
- Southeast-facing, low-maintenance garden
- Integral garage with electric door & private driveway

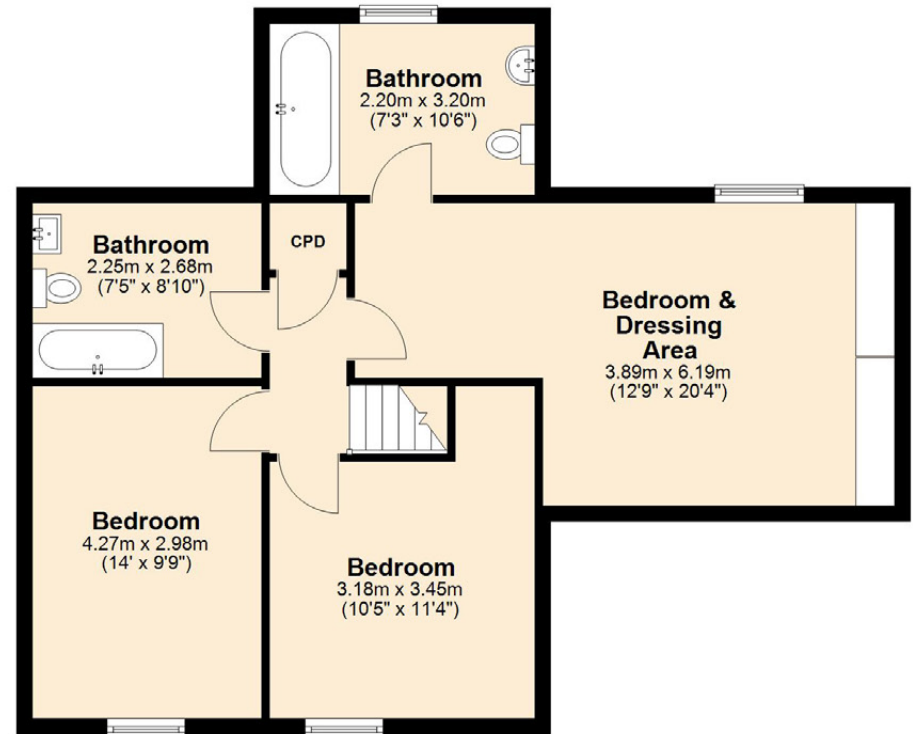


FLOOR PLANS & DIMENSIONS

GROUND FLOOR



FIRST FLOOR



Total area approx:

Ground Floor: 87.9 sq. metres. (945.7 sq. feet)

First Floor: 68.7 sq. metres. (739.8 sq. feet)

Total Area: 156.6 sq. metres. (1685.6 sq. feet)

Illustration only and not to scale.

Handles Property

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Leamington Spa,
CV32 5HQ

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DISCLAIMER

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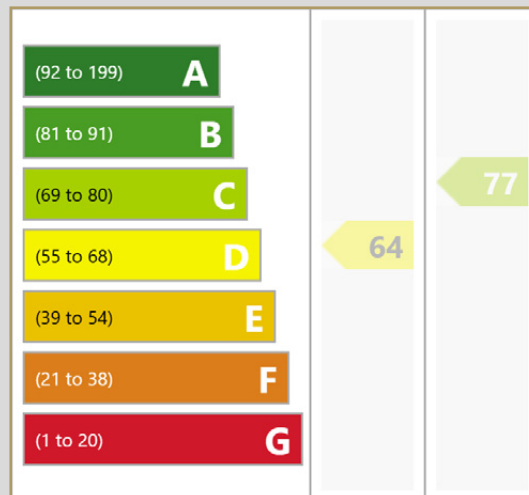
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