EARLES
TRUSTED SINCE 1935

Oldberrow Croft, Ullenhall Lane
Ullenhall, Nr Henley-in-Arden,
Warwickshire B95 5PE

Asking Price £600,000

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

Situated in the delightful location of Ullenhall, this exquisitely presented barn conversion combines both modern and traditional styles, including a wealth of character features such as vaulted ceilings, timber beams and an Inglenook fireplace. In brief, the accommodation comprises; three bedrooms (including main bedroom suite to the ground floor), four shower/bathrooms, good-sized reception room, dining kitchen, and galleried landing incorporating study area. In addition, there is a private rear garden, detached garage, timber car port, and ample off-road parking.

Ullenhall is an idyllic village set amongst the glorious Warwickshire countryside. The centre of the village boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.

In an exclusive development of just three barns, Oldberrow Croft is situated in an idyllic countryside setting within the sought after village of Ullenhall. Accessed down a private lane which leads to a large gravelled courtyard that provides parking for multiple vehicles and gives access to the garage and car port. Behind a timber trellis is a gravelled foregarden with timber gate providing access to the rear garden.
A timber front door opens into:

Entrance Hall
With tiled flooring (with underfloor heating). Door into:

Kitchen
14'9" x 14'1" (4.50m x 4.30m)
With timber double glazed windows to the front and rear, beautiful bespoke fitted kitchen with a range of wall, drawer and base units with quartz worktops and matching upstands over, inset Belfast sink unit with integrated draining grooves to the work surface and chrome mixer tap over, 3-door "Rangemaster" cooker with 5-ring induction hob and matching chimney-style extractor hood over, space for an American-style fridge-freezer, integrated "Indesit" dishwasher, integrated wine rack, feature display cabinets, tiling to splashback areas, and tiled flooring (with underfloor heating). Feature vaulted ceiling with galleried landing above. Turned oak staircase rising to the first floor, door to understairs storage cupboard (housing the oil-fired central heating boiler) and door into:

Inner Hall
12'1" x 5'2" (3.70m x 1.60m)
Timber glazed door leading to the rear garden, radiator, and tiled flooring (with underfloor heating). Door into:

Living Room
20'8" x 14'1" (6.30m x 4.30m)
With feature vaulted ceiling with exposed timber beams and roof trusses, two sets of UPVC double glazed French doors leading to the rear garden, feature Inglenook fireplace with inset log burner stove, flagstone hearth and timber mantelpiece over, door to storage cupboard with lighting, and radiator.

Downstairs Shower Room
8'6" x 7'2" (2.60m x 2.20m)
3-piece suite comprising; walk-in shower unit with glazed sliding door and mains fed shower over, low level WC, pedestal wash hand basin with mixer tap over, feature tiling to splashback areas, chrome ladder-style heated towel rail, double glazed window, and tiled flooring (with underfloor heating). There is a small run of roll top work surface with space and plumbing for a washing machine below. Door into:

Airing Cupboard
Housing the hot water tank with hanging rail and shelving.

Bedroom One Suite (Ground Floor)

• Bedroom Area
13'9" x 10'5" (4.20m x 3.20m)
With double glazed window to the front. Door into:

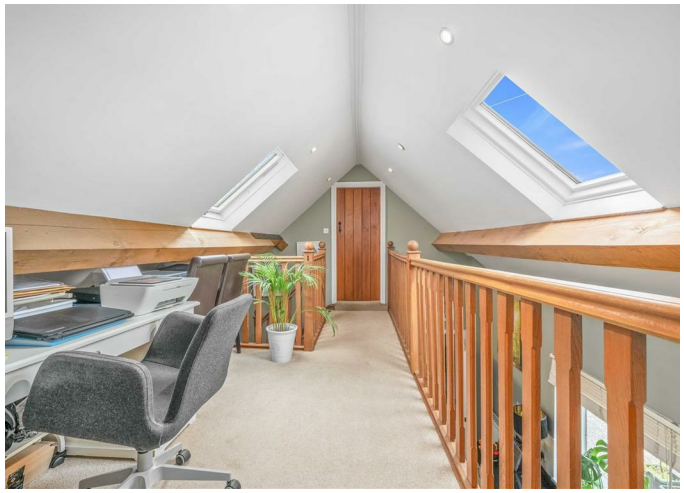
• Dressing Room
13'9" x 5'10" (4.20m x 1.80m)
With double glazed window to the side, a range of hanging rails, and radiator.

• En-Suite Bathroom
8'6" x 5'10" (2.60m x 1.80m)
With 3-piece suite comprising; P-shaped bath with feature jacuzzi-style jets,"Mira Play" electric shower over and glazed shower screen, low level WC, pedestal wash hand basin with mixer tap over, feature tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring (with underfloor heating).

First Floor Galleried Landing
Incorporating study area; with feature vaulted ceiling, exposed timber beams and roof trusses, double glazed skylight windows to the front and rear elevations, and radiator. Door into:

Bedroom Two Suite

• Dressing Area
With two fitted wardrobes with hanging rails, and storage cupboard. Door into:



• Bedroom Area
15'8" (including dressing area) x 10'9" (4.80m (including dressing area) x 3.30m)
With double glazed skylight window to the front elevation, storage cupboard to the eaves,and radiator. Door into:

• En-Suite Shower Room
8'6" x 6'2" (2.60m x 1.90m)
With double glazed skylight window to the front elevation, 3-piece suite comprising; walk-in shower with glazed pivot door and “Mira Jump” electric shower over, low level WC, pedestal wash hand basin with mixer tap over, feature tiling to splashback areas, chrome ladder-style heated towel rail and storage cupboard to the eaves.

Bedroom Three
13'9" (maximum) x 13'5" (4.20m (maximum) x 4.10m)
With double glazed skylight windows to the front and rear elevations, and radiator. Door into:

En-Suite Bathroom
8'10" x 5'2" (2.70m x 1.60m)
With 3-piece suite comprising; panelled bath with telephone-style shower attachment and chrome mixer tap over, low level WC, pedestal wash hand basin with mixer tap over, feature exposed brick to the wall and tiling to splashback areas.

Rear Garden
A private and beautifully laid out garden with a number of seating areas, decking and patio areas. The lawned area is bound by timber fencing and has a range of mature bushes, plants, shrubs and trees. A gravelled footpath leads from the main garden to a “secret garden” with a gravelled seating area, a variety of plants and trees, and storage shed with shelving. A timber gate leads to the oil store, and a further timber gate gives pedestrian access to the front of the property.

Garage

17'0" x 9'6" (5.20m x 2.90m)

With pitched roof (providing eaves storage), metal up and over door to the front. There is a small run of roll top work surfaces with drawers, shelving and storage cupboards.

Car Port

Located at the side of the garage and providing additional parking or storage space; with timber covered roof.

Additional Information

Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a highest available upload speed of 220 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Likely'. For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band E

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: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains electricity and water are connected to the property. The heating is via an oil fired central heating boiler, and the drainage is via a shared Klargester tank (approximately £100 pa).

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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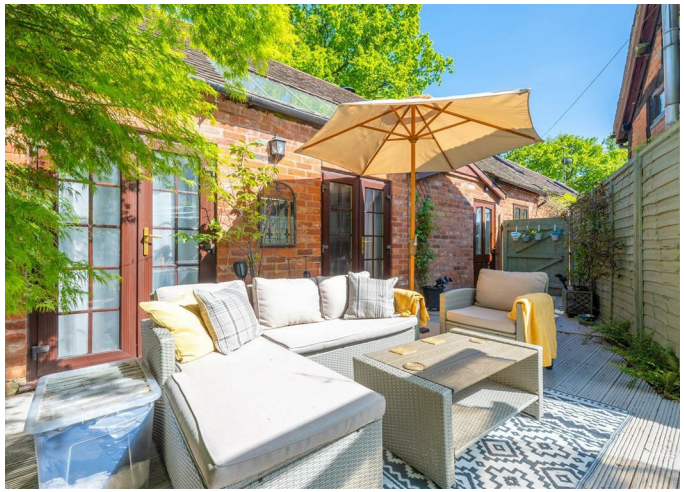
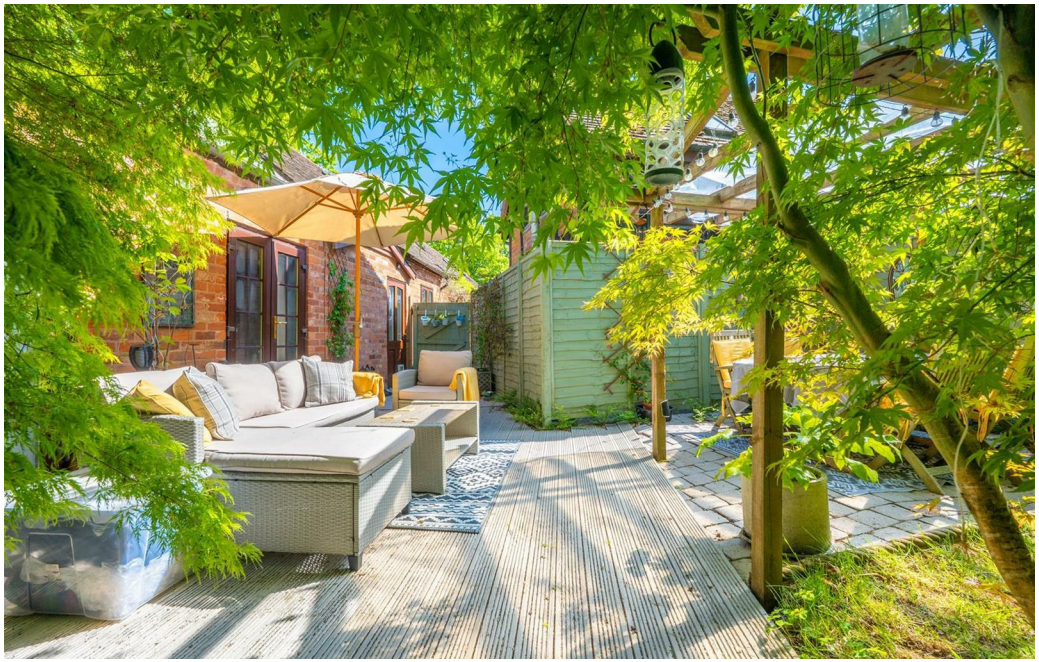
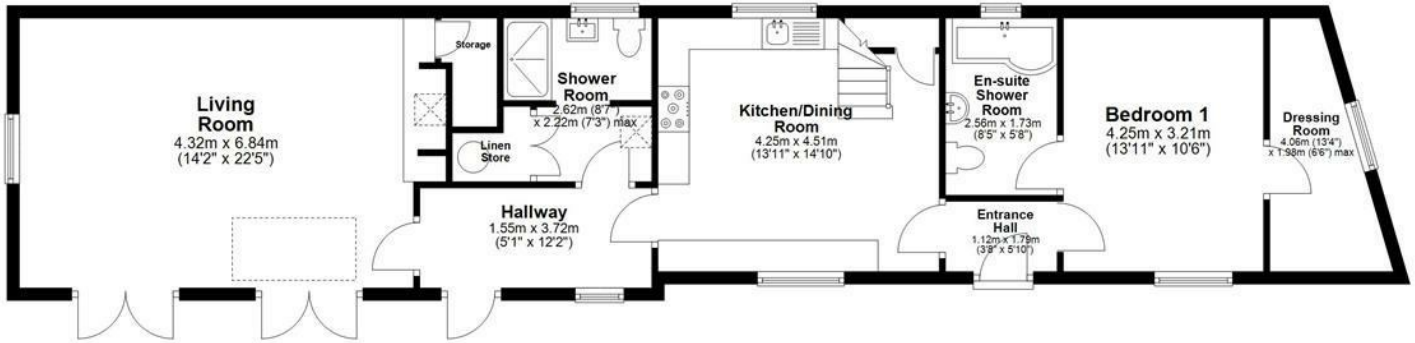
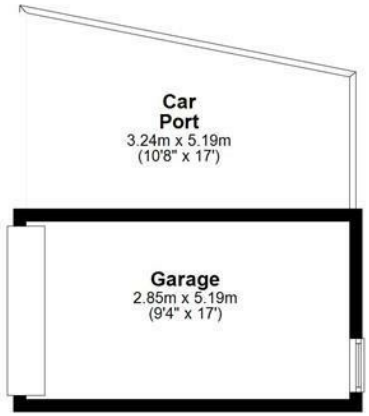




Ground Floor

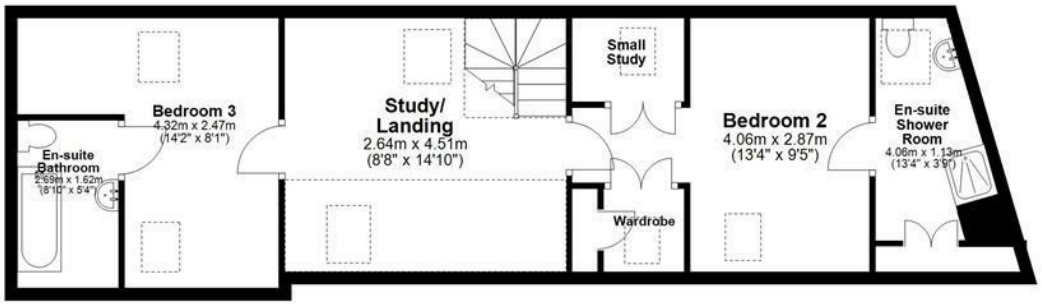
Approx. 105.7 sq. metres (1137.2 sq. feet)



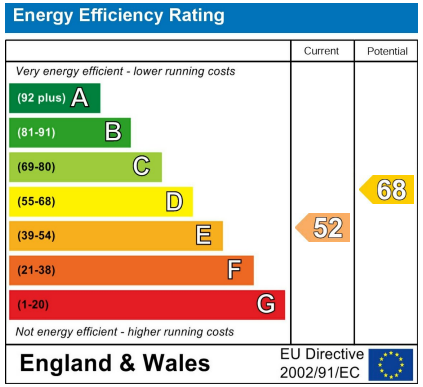


First Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



Total area: approx. 169.6 sq. metres (1825.6 sq. feet)



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