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**Poundley End,**
**Rookery Lane, Nr. Henley-In-Arden, Warwickshire, B95 5EP**

**£1,495,000**

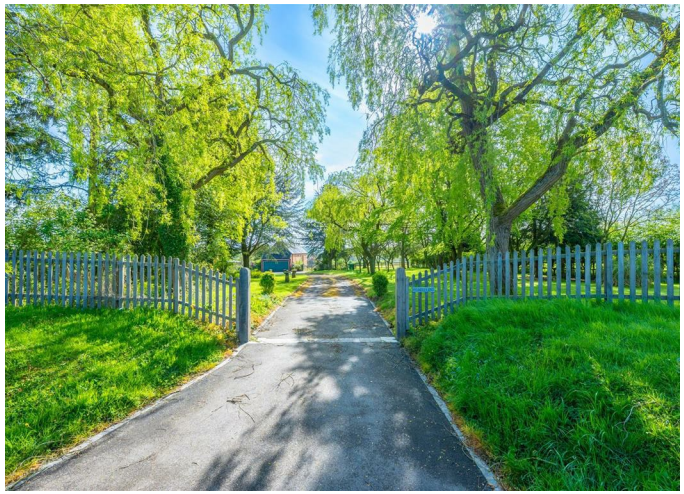
Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

*This delightful country residence has not come to the open market in excess of 40 years and therefore, presents a rare opportunity for any new owner to acquire a lovely family home in a secluded rural location set within pleasant grounds and land extending to some 6 acres, together with the added benefit of a very habitable annexe and large driftway barn that was altered internally many years ago to provide three loose boxes, a tack room and a substantial garage.*

*It is assumed that a new owner would look to refurbish and refit throughout, and may even seek planning consent for some extensions to the Northern elevation, with the aim of providing an excellent family home with many additional features that can be enjoyed over the next two or three decades.*

*The property is located just half a mile from the centre of Lowsonford village, where you will find the Fleur de Lys public house (known for its award-winning pies!) and village hall. There are roads leading off to Lapworth, Hockley Heath and the Birmingham conurbation to the North, Warwick to the East, and Henley-in-Arden to the South-West. The latter lies just 3 miles away and offers an excellent range of shopping and recreational facilities, along with a medical centre, dentist, and well-regarded primary and secondary schools.*





The property is approached from the lane via a long tarmacadam driveway, with neat curve stones and lawned areas to either side, which leads to the parking area to the front of the garage and to the gates to the pasture fields. The driveway then continues to the front of the main residence. Through the brick wall that adjoins the main residence to the annexe, there is an arched doorway that leads to the rear paved terrace and lawned gardens with a pedestrian gate through to the orchard and paddock beyond. A further pathway leads to a parking area, which gives access to the annexe and 2-bay tractor shed.

**MAIN DWELLING HOUSE**
The stable-style oak front door opens into:

**Reception Hall**
18'0" x 6'6" (5.50m x 2.00m)
With door into:

**Downstairs Cloakroom**
8'10" x 6'6" (2.70m x 2.00m)
With low level WC, cantilever wash hand basin, coat hooks, and fitted shelving.

**Dining Room**
19'8" x (into inglenook fireplace) x 17'0" (6.00m x (into inglenook fireplace) x 5.20m)
With staircase rising to the first floor.

**Drawing Room**
20'11" (into square bay window) x 13'1" (6.40m (into square bay window) x 4.00m)
With oak framed windows with quarry tiled windowsills, walk-in square bay window with a pair of matching casement doors (with leaded light upper glazed sections) leading onto the paved terrace, and open fireplace with Adams-style surround.

**Side Entrance**
With stable-style oak door into:

**Study**
11'5" x 9'10" (3.50m x 3.00m)
L-shaped.

**Breakfast Kitchen**
20'4" x 14'1" (6.20m x 4.30m)
Fitted kitchen with a range of wall, drawer and base units with roll edged work surfaces over, inset sink, 4-oven oil-fired AGA, tiling to splashback areas, and quarry tiled flooring. Door into:

**Walk-In Pantry**
7'2" x 6'10" (2.20m x 2.10m)
Housing large board on which is set the fuse controls that manage the 3-phase power input.

**Rear Entrance**

**First Floor Landing**
17'0" x 8'2" (max) (5.20m x 2.50m (max))
Via quarter landing; with door into:

**Bedroom One Suite**

**• Dressing Area**
With built-in wardrobes. Opening into:

**• Bedroom Area**
16'0" x 12'9" (4.90m x 3.90m)
With oak framed windows to the North and South elevations. Door into:

**• En-Suite Bathroom**
10'2" x 9'2" (max) (3.10m x 2.80m (max))
With 4-piece suite comprising; bathtub (slightly raised), bidet, low level WC, cantilever wash hand basin, and electric shaver point.

**Bedroom Two**
16'4" x 13'5" (5.00m x 4.10m)
With oak framed windows (with quarry tiled windowsills) to the side, range of built-in wardrobes, and vanity unit with inset wash hand basin to the corner.

**Bedroom Three**
14'9" (max) x 11'5" (4.50m (max) x 3.50m)
Incorporating archway; with vanity unit with inset wash hand basin to the corner. Door into:

**Walk-In Wardrobe**













**Family Bathroom**
10'9" x 6'6" (3.30m x 2.00m)
With 5-piece suite comprising; corner bath, shower cubicle with electric shower unit over, bidet, low level WC, wide vanity unit with inset wash hand basin, and electric shaver point.

**Bedroom Four**
11'5" x 10'2" (3.50m x 3.10m)
With oak framed windows (with quarry tiled windowsills) to the rear and vanity unit with inset wash hand basin in arched recess. Door into:

**Eaves Storage Cupboard**
With hanging rail and shelving.

**Walk-In Airing Cupboard**
8'10" x 5'2" (2.70m x 1.60m)
Housing the large insulated hot water cylinder with two immersion heaters and slatted linen shelving to the side. Door into:

**Eaves Storage Cupboard**
With lighting.

**ANNEXE**
A covered walkway leads up to the front door and opens into:

**Entrance Hall**
19'8" x 4'7" (6.00m x 1.40m)
With oak planked floor. Door into:

**Study/Bedroom Three**
8'10" x 7'2" (2.70m x 2.20m)
With double glazed window to the side.

**Living Room**
27'10" x 12'1" (8.50m x 3.70m)
With vaulted ceiling with exposed queen post roof trusses, plate-glass sliding patio doors leading to the paved area and garden beyond, recess with inset multi-purpose wood burner on raised quarry tiled hearth, and oak planked floor.

**Kitchen**
15'8" x 10'2" (4.80m x 3.10m)
Fitted kitchen with a range of wall, drawer and base units with granite and laminate work surfaces over, inset single drainer stainless steel sink, built-in double oven, inset 4-ring ceramic hob with extractor fan over, space for a fridge-freezer, space and plumbing for a dishwasher, and space and plumbing for an automatic washing machine.

**Family Room**
15'1" x 12'1" (4.60m x 3.70m)
With windows to the side and rear, and open fire with Adams-style surround and marble hearth.

**Rear Entrance**
8'10" x 4'3" (2.70m x 1.30m)
With door into:

**Downstairs Cloakroom**
With low level WC and corner wash hand basin.

**Understairs Storage Cupboard**
Housing the “Worcester” oil-fired central heating and hot water boiler.

**First Floor Landing**
Via quarter landing; with door into:

**Bedroom One**
11'5" x 11'5" (3.50m x 3.50m)
With window to the rear and built-in wardrobe.

**Bathroom**
5'10" x 5'6" (1.80m x 1.70m)
With window to the rear, 3-piece suite comprising; panelled bath with foldback screen, shower attachment and mixer tap over, low level WC, wash hand basin, chrome towel rail, and tiled flooring.

**Bedroom Two**
9'10" x 8'2" (3.00m x 2.50m)
With window to the side and built-in wardrobe with hanging rail. Door into:

**Wash Room**
With door to linen cupboard, low level WC, and pedestal wash hand basin.

## OUTBUILDINGS

### Fuel Store
9'10" x 7'2" (3.00m x 2.20m)
With metal oil tank raised set on two girders.

### Gardener's Cloakroom
With low level WC and corner wash hand basin.

### Gardener's Mess Room
11'9" x 4'11" (3.60m x 1.50m)
Fitted with wall and base units with work surfaces over, inset stainless steel sink, wall mounted electric heater, and tiled flooring.

### Large Driftway Barn
Split into sections:

- **Driftway Section**
45'3" x 16'8" (13.80m x 5.10m)
With old flagstone floor.

- **Loose Boxes**
With concrete floor.

- **Tack Room**
15'1" x 5'10" (4.60m x 1.80m)
With strip lights to the ceiling, double drainer stainless steel sink, and a large number of bridle hooks and saddle racks.

- **Garage**
29'6" x 17'4" (9.00m x 5.30m)
With wide up-and-over door to the front and concrete floor.

### Steel Framed Farm Building
30'6" x 26'10" (9.30m x 8.20m)
With twin pitched steel clad roof and rammed hardcore floor.

## GARDEN AND GROUNDS
As the photographs show, the formal gardens are largely to well-mown lawns with herbaceous borders, shrubs and some fine mature trees.

## LAND
As the plan within these details indicates, the pastureland is in two separate enclosures; the 1.80 acres has direct access from the lane at the bottom of the hill and the 3.34 acres is accessed via field gateways to the rear of the driftway barn and garage.

The land will have a covenant thereon stating that it may only be used for agricultural and equine purposes.

## 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 'Limited'. For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Warwick District Council - Band H

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 is connected to the main residence and annexe. Water is via a meter. The heating for both properties is a mixture of electric panel heaters and oil-fired boilers. Drainage is to a septic tank within the grounds of the property.

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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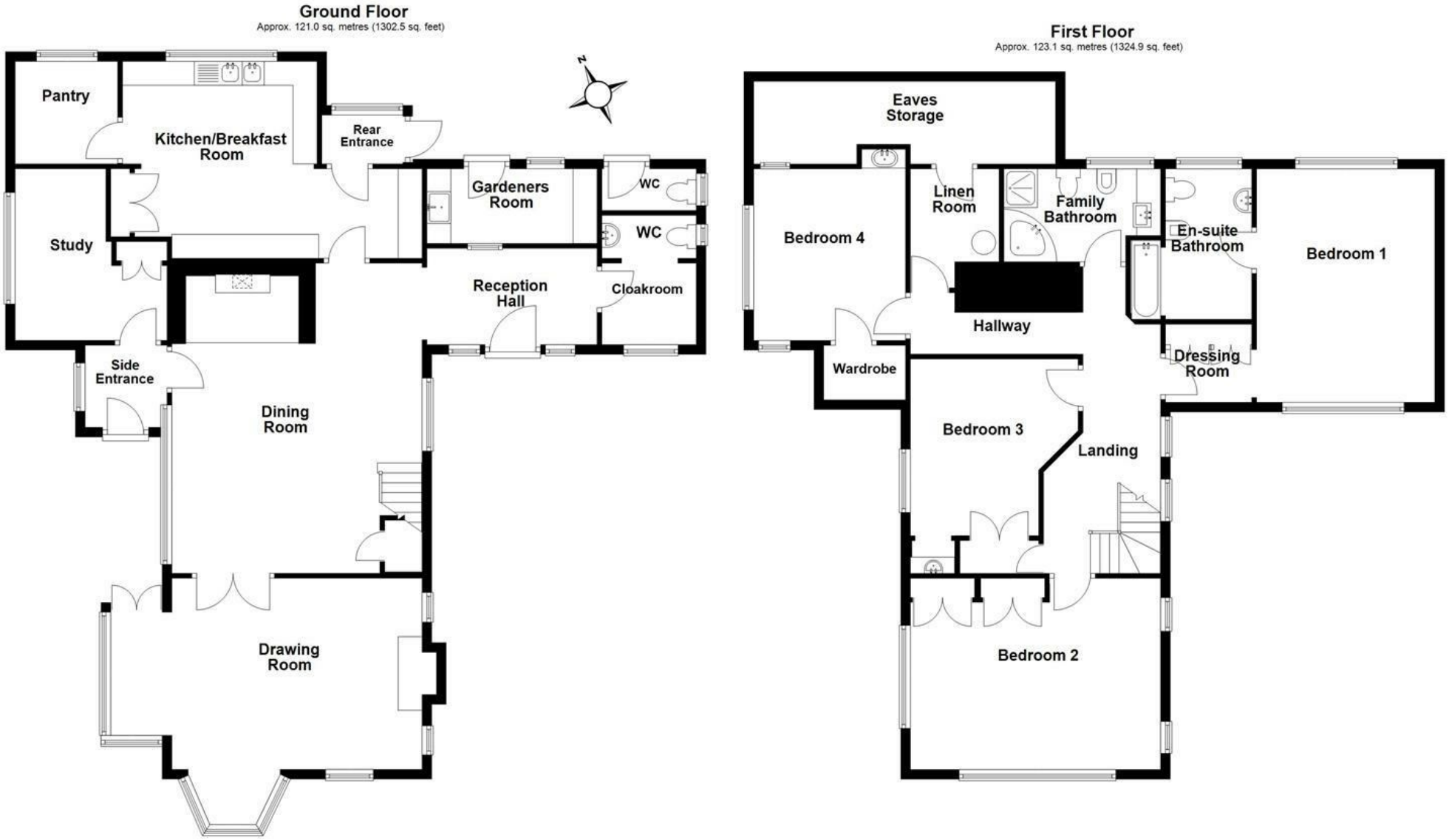






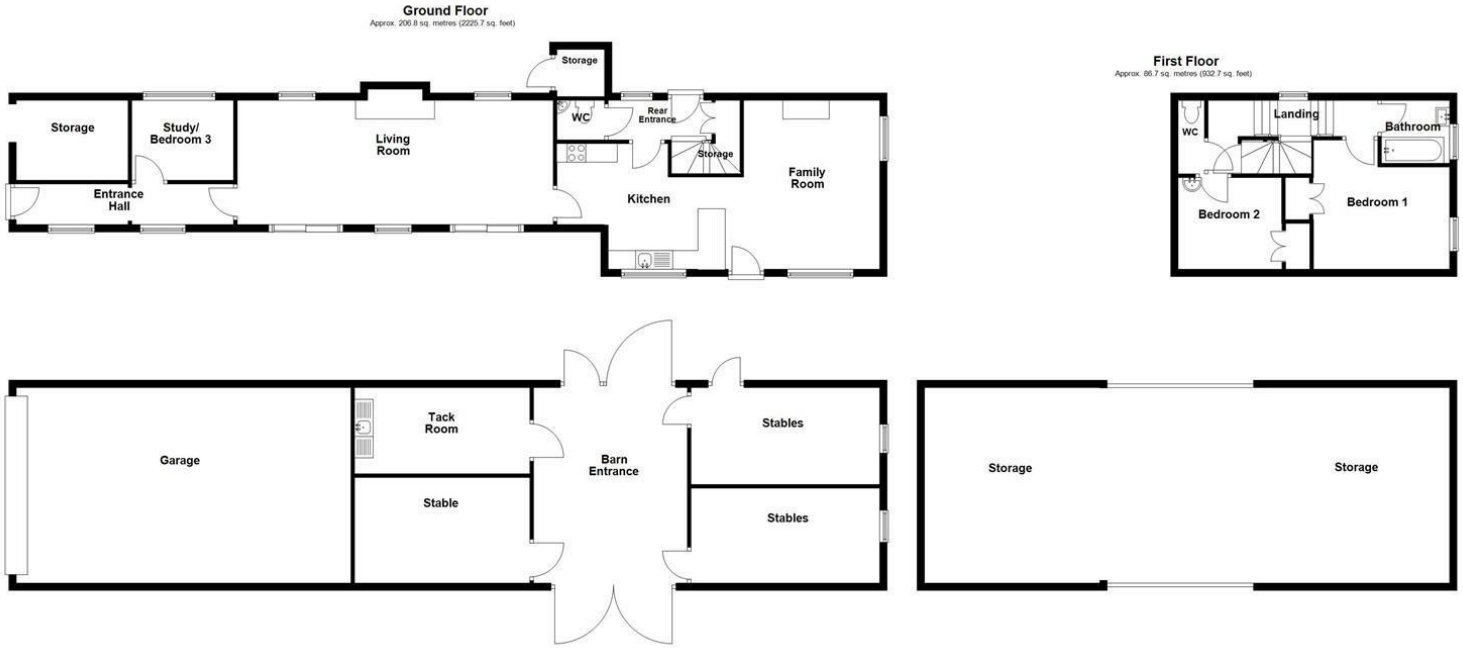


# MAIN DWELLING HOUSE



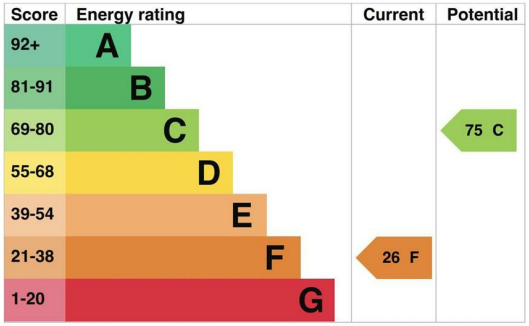

Total area: approx. 244.1 sq. metres (2627.4 sq. feet)

# ANNEXE AND OUTBUILDINGS

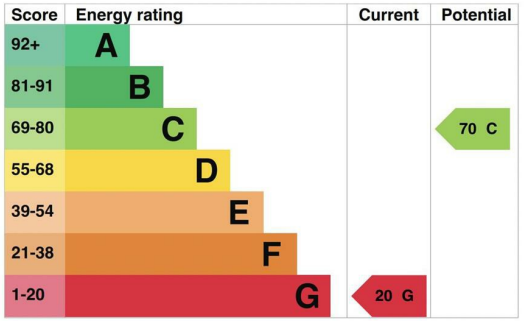



Total area: approx. 293.4 sq. metres (3158.4 sq. feet)

## MAIN DWELLING HOUSE




## ANNEXE




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