EARLES
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Badgers Hill,
Pettiford Lane, Nr. Henley-In-Arden, Warwickshire, B95 6AH

£1,250,000

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

Offered to the open market for the first time in over 30 years, Badgers Hill presents a rare opportunity to acquire a stylish detached residence with a fully self-contained annexe, occupying an elevated position and enjoying glorious views over rolling Warwickshire countryside to the South.

Originally constructed in the mid-1960s by the renowned Barrie Harper, the property was later enhanced through the acquisition of additional land, creating beautifully landscaped gardens and grounds that gently slope away from the house and extend to nearly 1.5 acres in all.

While it is likely that any new owner would contemplate some refurbishment, great care will, no doubt, be taken to retain the charm, style and character that this delightful property has to offer.

The centre of Henley-in-Arden and all its amenities are only a 5-minute drive, while the village of Wootton Wawen, with its general store and historic Anglo-Saxon parish church, is less than 2 miles away. More extensive shopping and leisure facilities can be found in Stratford-upon-Avon and Warwick, both of which are around 8 miles away. The property also benefits from convenient access to the M40 motorway (J15), which, in turn, provides fast links to the M5, M6 and M42 motorways.







The property is approached from the lane via a sweeping driveway with a wide parking and turning area in front of the annexe and double garage, which then continues past the front door of the main dwelling house and onto a further parking and turning area in front of the single garage and stable building.

MAIN DWELLING HOUSE
With a long canopy across the front of the property and the Georgian-style front door opens into:

Reception Hall
20'8" x 6'10" (6.30m x 2.10m)
With exposed timbers to the ceiling, metal casement windows (with secondary glazing), easy-going staircase rising to the first floor, and doors to deep wardrobe (one housing the consumer unit and electricity meter). Door into:

Cloakroom
8'6" x 4'11" (2.60m x 1.50m)
With low level WC, pedestal wash hand basin, and tiling to splashback areas.

Drawing Room
19'4" x 17'0" (5.90m x 5.20m)
With square bay window (measuring 4.20m x 1.20m), Georgian-style timber casement single glazed door leading to the terrace and gardens beyond, full-width metal casement window (with secondary glazing) overlooking the terrace and gardens to the South-East, and Inglenook-style fireplace with raised hearth and gas-fired wood burning stove.

Dining Room
14'9" x 11'9" (4.50m x 3.60m)
With exposed main beam and ceiling timbers (floor joists), and wide metal casement single glazed window (with timber mullions and secondary glazing) overlooking the recessed canopy and terrace to the South-East.

Sitting Room
16'0" x 13'9" (4.90m x 4.20m)
With exposed main beam, metal casement double glazed window (with timber mullions and secondary glazing), raised hearth with electric-style wood burner, and extensive range of fitted shelving with drawers under. Wide opening through to:

Breakfast Kitchen
14'9" x 11'9" (4.50m x 3.60m)
With an extensive range of wall, drawer and base units with granite work surfaces over, two inset stainless steel sinks with swing mixer taps over, "Nobel" cooker with two oil-fired hot plates and two ovens, additional combination oven and grill, inset 2-ring ceramic hob, and ceramic tiled flooring.

Inner Hall
11'5" x 5'10" (max) (3.50m x 1.80m (max))
L-shaped; with double doors leading to the larder and ceramic tiled flooring (matching the breakfast kitchen). Door into:

Corner Storage Cupboard
With fitted shelving. Door into:

Bottle Store/Pantry

Boiler Room
Housing the "Mitsubishi" electric control unit for the air source heat exchange (one being for the hot water system and the other for the radiators); with modern quarry tiled flooring.

Larder
9'10" x 8'2" (3.00m x 2.50m)
With an extensive range of fitted shelving, space and plumbing for a washing machine, and ceramic tiled flooring (matching the breakfast kitchen).

From the reception hall, the easy-going staircase, with oak banister and balustrade, rises to:

Landing
35'9" x 6'10" (10.90m x 2.10m)
With two part-dormer metal casement windows (with secondary glazing) overlooking the driveway to the front and night storage heater. Door into:

Linen Store
With fitted shelving.

Bedroom One
16'0" x 10'9" (4.90m x 3.30m)
With metal casement window (with timber mullions and secondary glazing) overlooking the gardens to the South-East. Door into:

En-Suite Bathroom
11'9" x 6'6" (3.60m x 2.00m)
With metal casement window (with timber mullions and secondary glazing) overlooking the gardens to the South-East, 3-piece suite comprising; panelled bath with mixer tap over, low level WC, and vanity unit with marble surround, inset wash hand basin and mirror (with lighting) above.













Bedroom Two
14'9" x 11'9" (4.50m x 3.60m)
With coving to the ceiling, metal casement window (with timber mullions and secondary glazing) overlooking the gardens to the South-East, and double doors to built-in wardrobes.

Bedroom Three
12'1" x 11'9" (3.70m x 3.60m)
Currently used as dressing room; with hatch giving access to the roof space, metal casement window (with timber mullions and secondary glazing) overlooking the driveway to the side and stable building beyond, and a substantial range of built-in wardrobes with hanging rails and fitted shelving.

Family Bathroom
13'9" x 7'2" (4.20m x 2.20m)
With metal casement window (with timber mullions and secondary glazing) overlooking the driveway, 4-piece suite comprising; panelled bath with mixer tap over, separate shower cubicle with step up to shower tray and shower attachment over, low level WC, and pedestal wash hand basin. Double louvred doors into:

Linen Store

Bedroom Four
17'4" x 9'2" (5.30m x 2.80m)
With window and built-in wardrobes.

Bedroom Five
10'9" x 9'10" (3.30m x 3.00m)
With gable window and wide opening (1.30m) that links to 'Bedroom Four' (although both have their own independent doors leading to the landing).

SELF-CONTAINED ANNEXE
Known as Toad Hall; the part-glazed front door, with canopy storm porch over, opens into:

Living Room
16'0" x 15'8" (4.90m x 4.80m)
With window to the side, staircase rising to the first floor, modern-style double glazed sliding patio door leading to the terrace and gardens beyond, and night storage heaters. Step up to:

Dining Area
With tiled floor and door into:

Kitchen
12'9" x 5'6" - measurements include dining area (3.90m x 1.70m - measurements include dining area)
With timber casement single glazed window (with secondary glazing) overlooking the sun terrace (running with the main dwelling house), a range of wall, drawer and base units with roll-edged laminate work surfaces over, inset single drainer stainless steel sink with mixer tap over, built-in electric oven with separate grill under, inset 4-ring gas hob with fume extractor over, and tiled flooring.

Landing
9'6" x 8'2" (max) (2.90m x 2.50m (max))
With Velux window and night storage heater. Two pairs of double doors into:

Storage Cupboard
Housing the "Heatrae Sadia Megaflo" hot water cylinder with immersion heater.

Shower Room
11'9" x 8'2" (measured at 3'7" above floor level) (3.60m x 2.50m (measured at 1.10m above floor level)
With Velux window, 3-piece suite comprising; large shower cubicle with glazed door and shower attachment over, low level WC, vanity unit with inset wash hand basin, extractor fan, tiling to splashback areas, and night storage heater.

Bedroom
18'8" x 8'10" (measured at 2'11" above floor level (5.70m x 2.70m (measured at 0.90m above floor level)
With two dormer windows to either side and night storage heater. Three doors into:

Eaves Storage Cupboards

DOUBLE GARAGE
18'4" x 15'5" (5.60m x 4.70m)
With three strip lights to the ceiling, electronically operated double-width up-and-over door to the front, solar panel invertor, control switches, feed-in meter, and concrete floor.

SINGLE GARAGE
16'0" x 9'10" (4.90m x 3.00m)
Of timber construction and set on brick foundations; with metal up-and-over door to the front, electric light, and concrete floor.

STABLE ONE
11'9" x 9'10" (3.60m x 3.00m)
With strip light to the ceiling, lining to all walls to part height, power points, and concrete floor.

STABLE TWO
11'5" x 9'6" (3.50m x 2.90m)
With electric light, lining to all walls to part height, and concrete floor.

GARDENS AND GROUNDS
The gardens and grounds are beautifully maintained, with a substantial sun terrace extending across the full width of the rear elevation of the main dwelling house and continues and links with the annexe.

Enjoying glorious South and South-Easterly views, the gardens overlook open rolling Warwickshire countryside and within the grounds, there are a number of specimen trees and an array of shrubs.

Tucked discreetly within the grounds, there is a substantial hexagonal summerhouse, which is principally of timber construction set on brick foundations with a box section pitched polycarbonate roof, electric light, and power points.

To the rear of the single garage and stables, there is a plinth on which is set the 1,000-litre oil storage tank and beyond is the large gas tank. Beyond, there is an aluminium greenhouse, small orchard area and compost bins.

ADDITIONAL INFORMATION
Broadband and Mobile:
Standard broadband speed is available in the area, with a predicted highest available download speed of 22 Mbps and a predicted highest available upload speed of 1 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor
O2 - Good outdoor
Three - Good outdoor
Vodafone - Variable outdoor

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

Council Tax:
Stratford-on-Avon 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 and water (via a meter in the double garage) are connected to the property. Drainage is to a septic tank, which is located within the gardens and grounds. The heating and hot water are from two separate air source heat pumps. The oil tank serves the Nobel cooker in the breakfast kitchen, and the gas tank serves the fire in the drawing room.

Solar Panels:
We believe the solar panels have been in position on the garage/annexe roof since 2014 and during the last 12 months, we are advised they generate a tax-free income of in excess of £1,000 per annum. In addition, the power generated is used within the house and annexe first, before any is drawn from the mains supply.

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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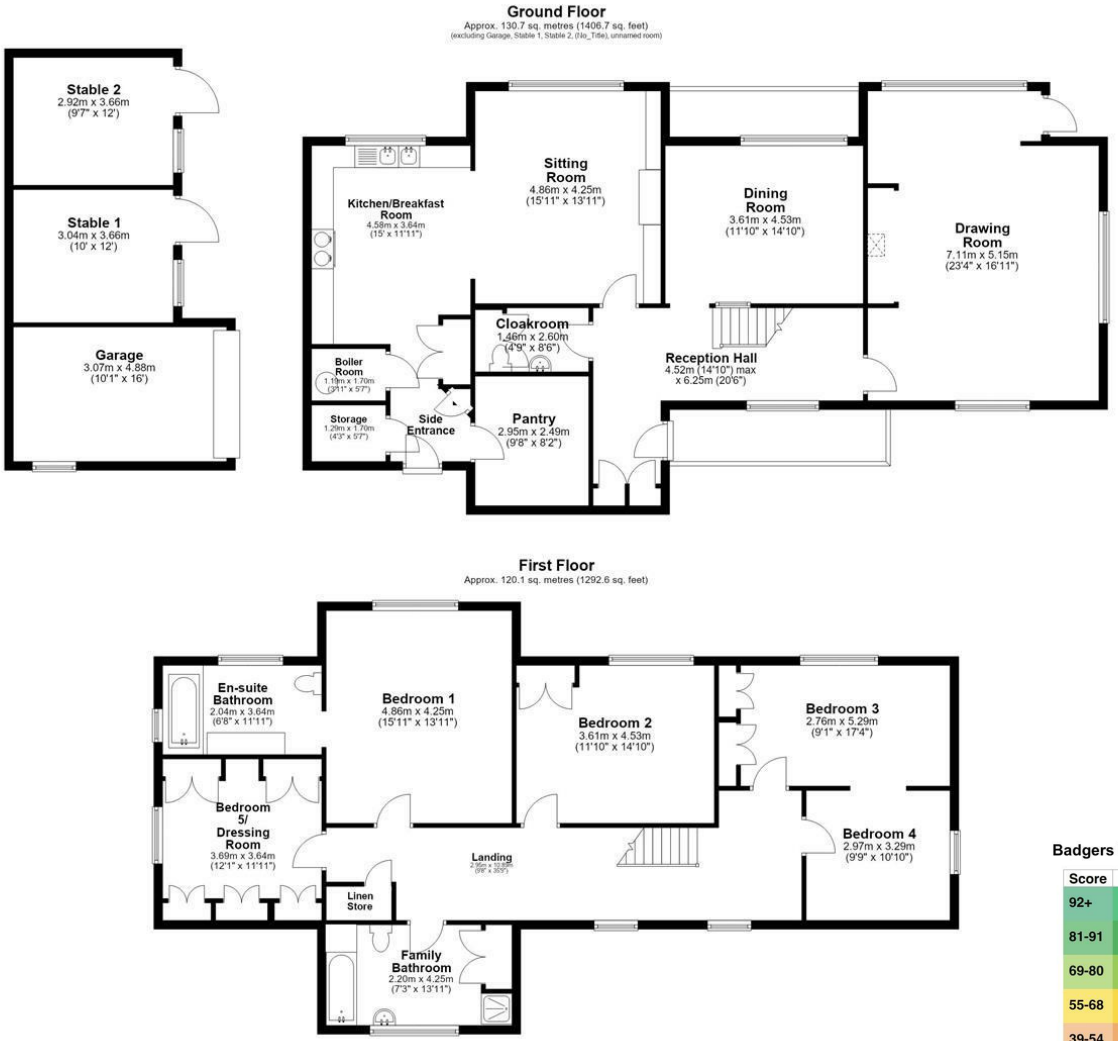
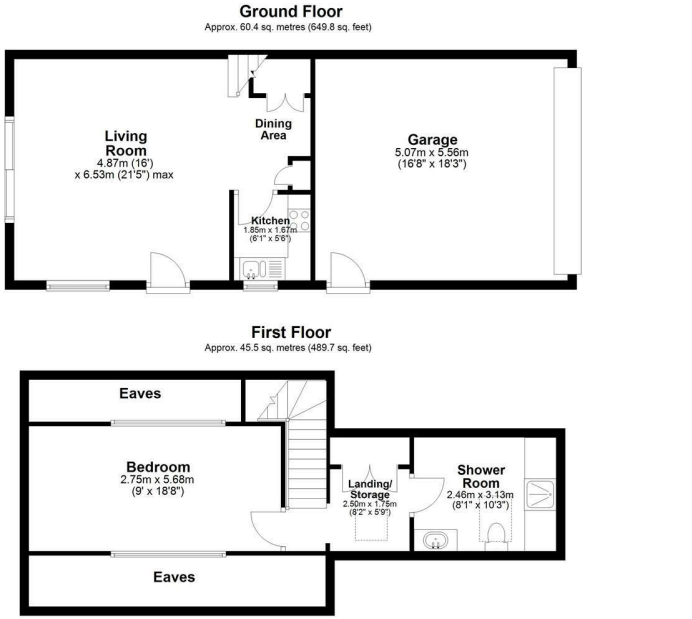
MAIN DWELLING HOUSE



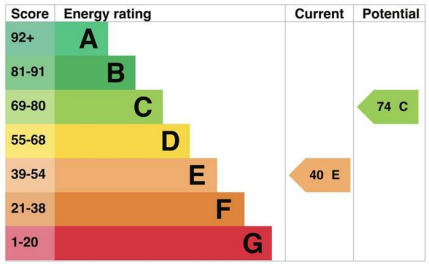
Total area: approx. 250.8 sq. metres (2699.2 sq. feet)

ANNEXE

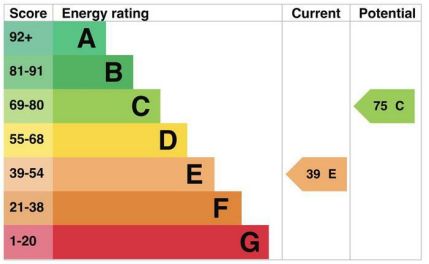


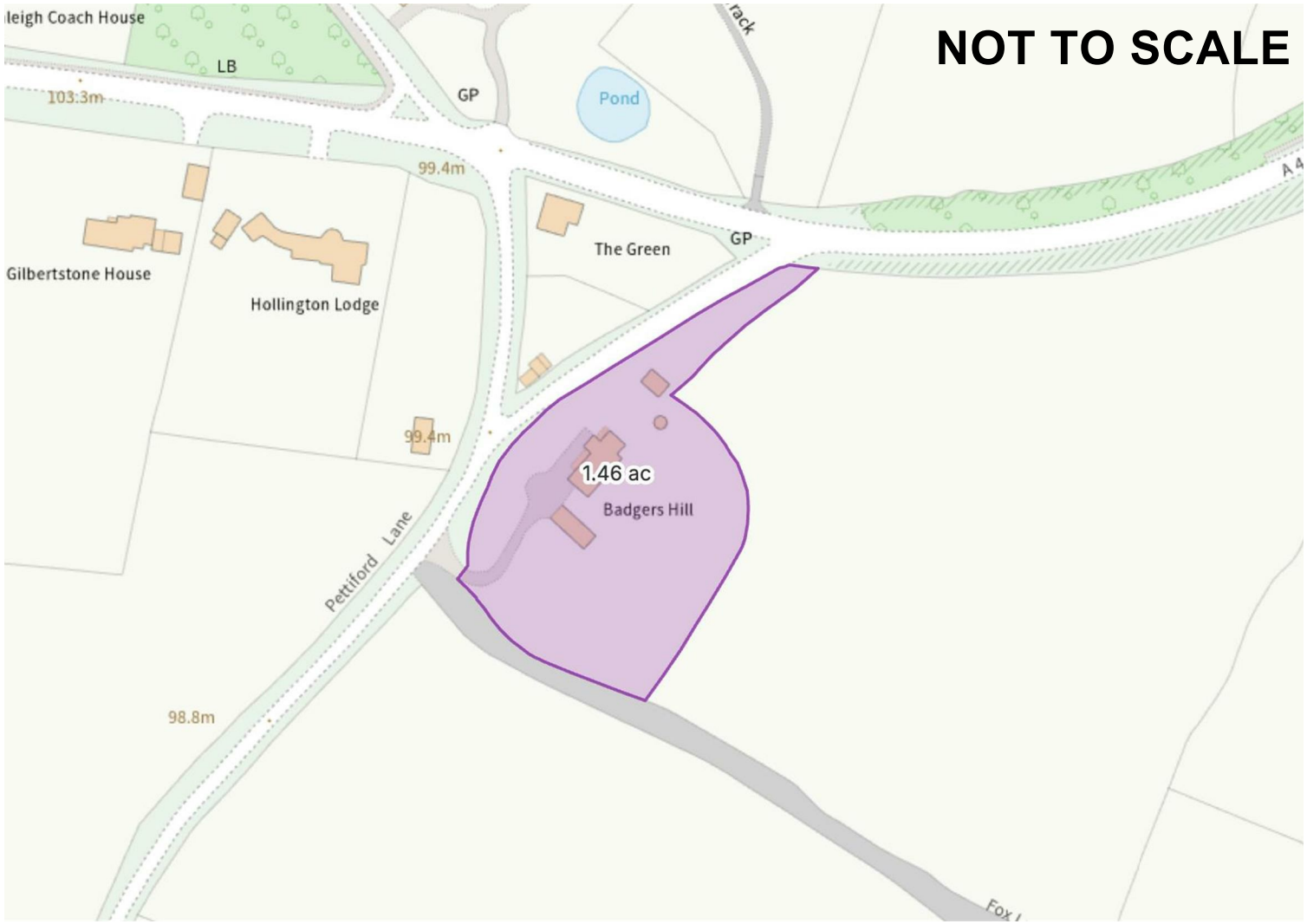
Total area: approx. 105.9 sq. metres (1139.6 sq. feet)

Badgers Hill (MAIN DWELLING HOUSE)



Toad Hall (ANNEXE)







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