



**4 Brook End Close  
Henley-In-Arden, Warwickshire, B95 5JE**

**Offers In The Region Of £735,000**



A rare opportunity to acquire an immaculately presented four bedroomed detached property located in the highly sought after location of 'Brook End Close', Henley-in-Arden. The property is situated on a quiet cul-de-sac off Brook End Drive, and is just a moments walk to the High Street and Railway Station.

Briefly comprising; porch, generous sized reception hall, lounge with multi-fuel burning stove, dining room, breakfast kitchen, utility room, orangery, downstairs shower room, four double bedrooms and bathroom. The property further benefits from a generous sized driveway, double garage and a beautifully maintained, West facing rear garden.

The property features well appointed light and spacious rooms and has picturesque views over the roof tops and church beyond, and delightful rear garden. There is scope for further extension if required over the rear orangery, utility and over the garage (subject to planning permission).

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the local railway station offering regular trains to Birmingham city centre and Stratford-upon-Avon.





Set back from the road behind a generous block paved driveway which provides off road parking for several vehicles, and access to the double garage. A well maintained lawned foregarden features a range of mature plants, shrubs and bushes. There is an external electric power point (which can be converted to a car charging point).

Two timber gates to each side of the property give side access to the rear garden. The property features external lighting in a number of places and steps lead to the front of the property, where a composite front door opens into:-

#### **Porch**

5'9" x 5'6" (1.77m x 1.69m)

With tiled flooring, UPVC double glazed windows to the front and side. UPVC double glazed front door with matching side panel opens into:-

#### **Reception Hall**

12'11" x 8'10" (3.95m x 2.70m)

A welcoming entrance hall with feature coving, staircase rising to the first floor, under-stairs storage cupboard, radiator and doors to the shower room, kitchen and living room.

#### **Living Room**

16'7" x 14'5" max / 12'10" min to fireplace (5.07m x 4.41m max / 3.93m min to fireplace )

A fantastic light and spacious living room with UPVC double glazed window to the front with views over the foregarden and church top beyond, feature fireplace with inset 'Charnwood Island 1' Multifuel Stove with 'Georgian Style' timber surround over, feature coving and dado rail, TV Aerial point and painted solid wood Sliding Pocket Doors opening into:-

#### **Dining Room**

12'10" x 7'9" (3.93m x 2.38m)

Feature coving and dado rail, radiator, door through to the kitchen and an opening leading through to the orangery.

#### **Breakfast Kitchen**

11'2" x 12'6" (3.41m x 3.82m)

A range of wall, base and drawer units with roll top work

surfaces over. Inset 1 1/4 sink unit with chrome mixer tap over, feature UPVC double glazed picture windows with views over the rear garden. Built in 'eye level' 'Neff' oven and grill. Inset 5-burner 'Neff' gas hob. Integrated 'Bosch' dishwasher, radiator, tiled flooring, feature coving, TV Aerial point and door opening into:-

#### **Utility Room**

8'2" x 7'0" (2.50m x 2.15m)

Matching kitchen base units with roll top work surfaces over. Space and plumbing for an automatic washing machine and tumble dryer, tiled flooring, inset 1 1/4 sink unit with chrome mixer tap over. UPVC double glazed window to the side, space for a fridge/freezer, tiling to splash backs. UPVC double glazed door opening out to the side passageway and rear garden.

From the dining room, an opening leads through to the:-

#### **Orangery**

10'11" x 12'6" (3.34m x 3.82m )

UPVC double glazed windows to three sides and roof with multi position insert blinds and roof light openings. Tiled flooring with underfloor heating, ceiling fan light, TV Aerial point and UPVC double glazed french doors opening out to the rear garden.

From the entrance hall, a door opens into:-

#### **Shower Room**

6'11" x 5'0" (2.13m x 1.54m)

Fully tiled with Porcelanosa, quadrant shower cubicle with 'Aqualisa' electric shower over and glazed sliding door. Floating vanity unit with inset wash hand basin and chrome mixer tap over, illuminated/anti fog mirror, low level W.C, chrome ladder style heated towel rail and UPVC double glazed obscure window to the side.

#### **First Floor**

UPVC double glazed window to the side, hatch giving access to the loft with drop down ladder and lighting, airing cupboard with fitted shelving and hot water cylinder below. Feature coving, doors to four bedrooms and bathroom.







### **Bedroom One**

14'7" x 9'0" to wardrobe fronts (4.46m x 2.76m to wardrobe fronts)

Full width fitted wardrobes with central dressing table, drawers and fitted mirror, feature coving, radiator, TV Aerial point and UPVC double glazed window overlooking the rear garden.

### **Bedroom Two**

10'4" x 12'5" to wardrobe fronts (3.17m x 3.81m to wardrobe fronts)

Full width built in wardrobes with matching bedside drawers and dressing table, radiator, feature coving, TV Aerial point and UPVC double glazed window to the front overlooking the roof tops and church beyond.

### **Bedroom Three**

10'0" x 12'5" to wardrobe fronts (3.07m x 3.81m to wardrobe fronts)

UPVC double glazed window to the front overlooking the roof tops and church beyond, radiator, feature coving and dado rail, TV Aerial point and 4-door fitted wardrobe with matching drawers and fitted shelving.

### **Bedroom Four**

11'7" x 7'9" (3.54m x 2.38m)

UPVC double glazed window to the rear overlooking the garden, radiator, TV Aerial point and feature coving.

### **Bathroom**

7'6" x 5'10" (2.31m x 1.80m)

Fully tiled with Porcelanosa. 3-piece suite comprising tiled bath with 'Mira Sport' electric shower, glazed shower screen and chrome mixer tap over, floating vanity unit with inset wash hand basin and chrome mixer tap over, illuminated/anti fog mirror, chrome ladder style heated towel rail and UPVC double glazed obscure window to the rear.





### West Facing Rear Garden

A beautifully presented, west facing garden with paved patio area providing an ideal space for outdoor entertaining. Steps lead up to a raised lawned garden with a number of mature herbaceous borders which house a wide range of flowers, trees, shrubs and plants, with numerous bulbs which flower all year round. The garden is bound on three sides by timber fencing and is well screened by conifer hedging which gives the garden a great deal of privacy. There are two pedestrian timber gates which give side access to the front of the property. There is also an outdoor cold water tap and outdoor power point.

Beneath a topiary 'pyracantha' with trellising, a block paved footpath leads to the side of the property, where a timber gate gives access to the bin store and a further timber gate leads out to the front of the property. A timber door opens into:-

### Boiler Room / Store

5'11" x 3'11" (1.81m x 1.21m)

With wall mounted 'Vaillant' condensing central heating boiler, fitted shelving and coat hangers. This useful space is ideal for a boot room and storage.

From the garden, a timber part glazed door opens into:-

### Double Garage

15'5" x 13'7" (4.70m x 4.16m)

Steps lead down into the garage with an electrically operated 'hormann' garage door, power and lighting, (Scope for a second car charging point). There is scope to extend further into the loft space of the garage for an extra room or storage (subject to planning permission).

### Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The central heating is operated via a 'Hive' Smart thermostat and there is also under-floor heating in the orangery.

Full Fibre installed in Dec 2022

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

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

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

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

Viewing:

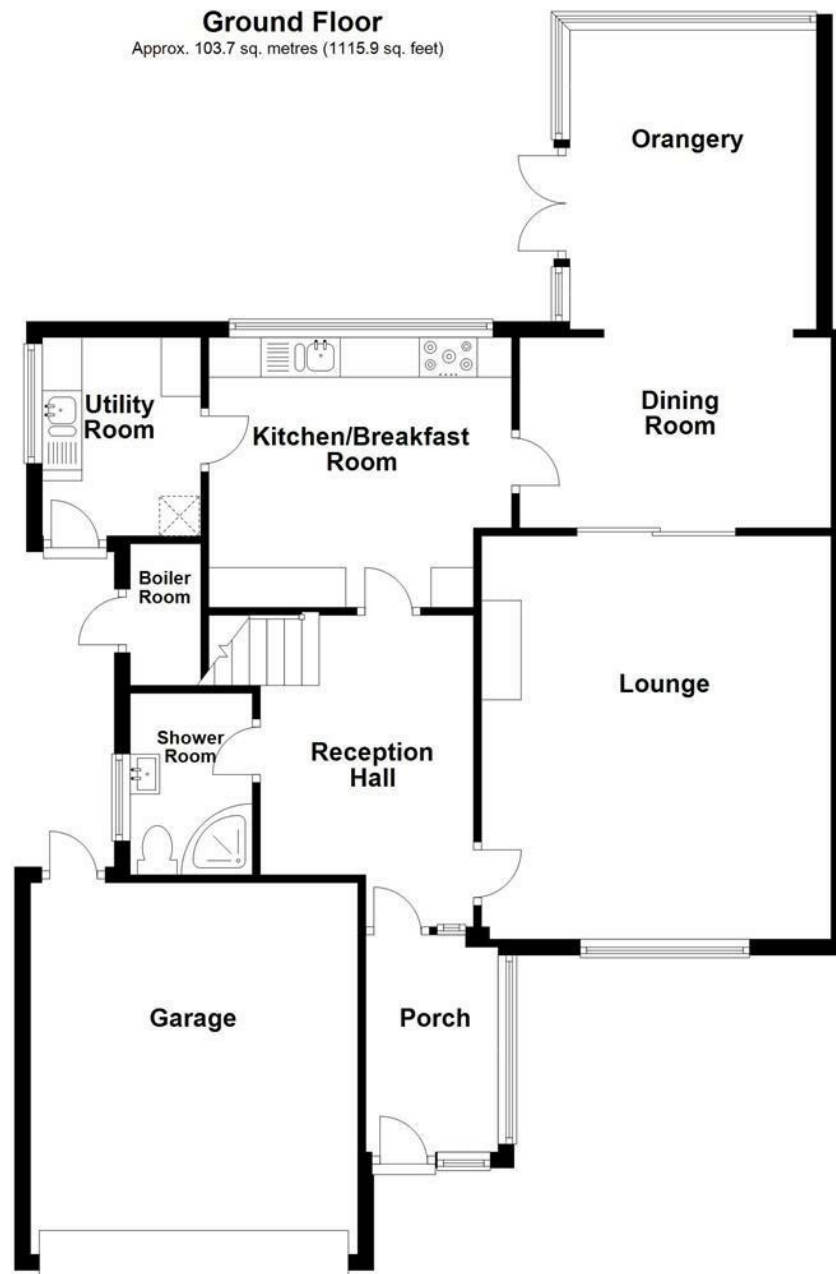
Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 171.9 sq. metres (1850.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

