



HENLEY-IN-ARDEN

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**8 HARRIS MEWS
HENLEY-IN-ARDEN
WARWICKSHIRE
B95 5DN**

8 miles to Warwick
6 miles to Stratford-upon-Avon
9 miles to Solihull
8 miles to Junction 15 of the M40 motorway at
Warwick

**LOCATED IN A QUIET CUL-DE-SAC
WITH PRIVATE GATED ACCESS TO
THE HIGH STREET, A BEAUTIFULLY
PRESENTED TWO-BEDROOM
PROPERTY WITH SOUTH FACING
GARDEN**

- Entrance Hall
- Guest WC
- Sitting Room
- Kitchen Dining Room
- Two Double Bedrooms
- Shower Room
- South Facing Courtyard garden
- Allocated Parking
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Henley-in-Arden is an attractive and historic market town in Warwickshire, offering a pleasant balance of rural charm, community spirit and everyday convenience. The town is well known for its picturesque High Street, which features a variety of independent shops, cafés, pubs and restaurants, alongside essential services such as convenience stores, a post office and medical facilities. Families benefit from primary and secondary schools, while a range of leisure opportunities, sports clubs and community activities help create a welcoming environment for residents of all ages.

Henley-in-Arden railway station provides connections towards Birmingham and Stratford-upon-Avon, while road links offer access to nearby Warwick, Leamington Spa and Solihull and the M40 Motorway is only a few miles distant.

8 Harris Mews is located in a quiet, small cul-de-sac of similar properties understood to have been constructed in the late-1980s, and positioned just behind the village high street. The property comprises a beautifully presented two double bedroom stylish home within easy walking distance of all the local facilities. The current owners, have undertaken considerable improvement and maintenance works to the property, including replacement doors and windows, replacement shower room, boarded loft with electric light, landscaped garden and complete redecoration throughout.

GROUND FLOOR

Entrance Hall with understairs cupboard. **Guest WC** fitted with close coupled WC, wall-mounted wash hand basin, part-tiled walls and extractor fan. **Kitchen/Dining Room** outlook to the front of the property and fitted with a range of matching kitchen units under a worktop set to three walls, including inset single bowl single drainer sink with mixer tap and inset electric induction hob with single electric oven under. Integrated fridge, freezer, dishwasher and washing machine. Larder cupboard, range of matching wall cupboards over, tiled splashback, extractor fan and wall-mounted gas fire boiler. **Sitting Room** outlook and glazed door opening to rear garden.

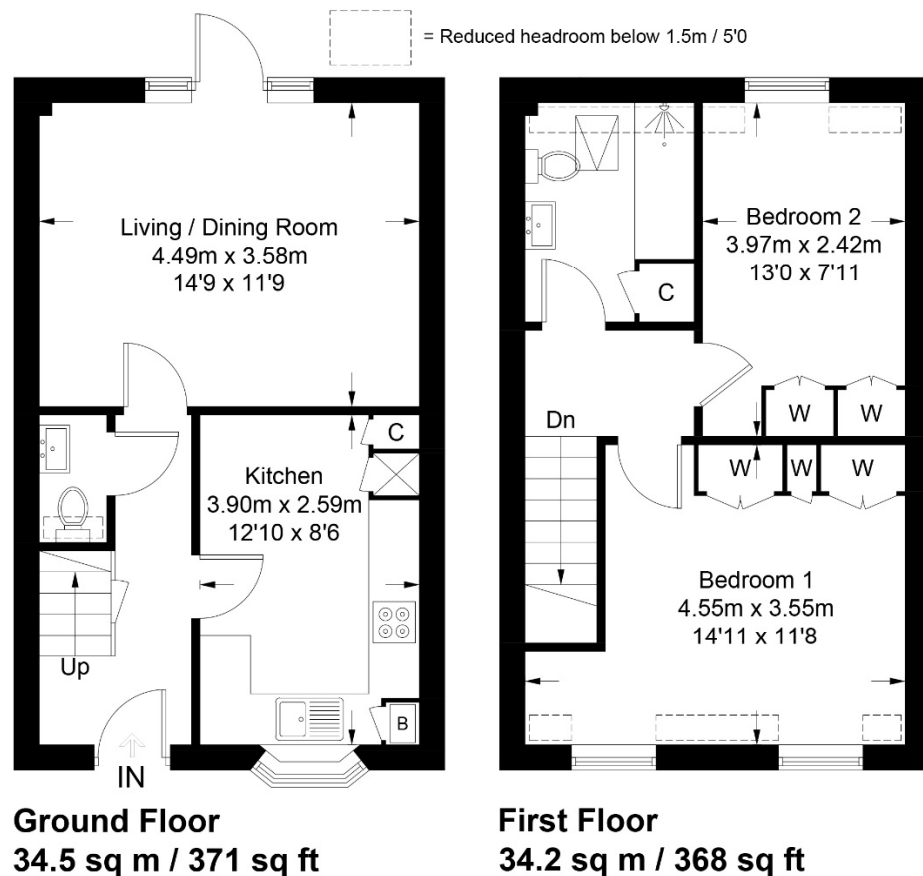
FIRST FLOOR

Landing access to loft space, part-boarded with electric light. **Bedroom One** outlook to the front of the property, part-panelled wall and range of wardrobe cupboards. **Bedroom Two** outlook to the rear of the property and range of built-in wardrobe cupboards. **Shower Room** fitted with large walk-in shower with glazed shower screen and rain head shower unit, close coupled WC, wall-mounted wash hand basin with mixer tap, towel radiator, tiled floor, tiled walls, outlook to the rear of the property, extractor fan and built-in linen cupboard with shelving.

OUTSIDE

To the front of the property, a block paved pathway with flower beds leads to an **Entrance Portico** with outside light. To the rear of the property, an attractive landscaped enclosed courtyard style garden is laid to paving with split-level seating area, outside lighting and water supply. Timber built shed with window to front. Pedestrian gate to the side of the property leads to allocated parking space and electric power point.





Approximate Gross Internal Area = 68.7 sq m / 739 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1341326)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB: £300 annual charge for Harris Mews Management Company

Services

Mains water, drainage, gas and electricity are connected.
Mains Gas fired central heating.
Ofcom Broadband availability: *Ultrafast*.
Ofcom outdoor Mobile coverage good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 77 Potential: 82 Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

B95 5DN

From the South end of the High Street, take the A4189 Warwick Road, passing the petrol station on your left. Turn Left into Prince Harry Road and follow the road, taking the next turn on the left into until Harris Close where Harris Mews will be found immediately to the right.

What3Words:

///appointed.leotard.tame

CS-2348 /14.10.2026

2 Banbury Street
Kineton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES