



**24 Arden Road
Henley-in-arden, Warwickshire B95 5LF
Price £599,950**

A rare opportunity to acquire a spacious five-bedroomed family home, tucked away in a quiet cul-de-sac and boasting picturesque views across the rolling green hills of the historic Henley Mount.

The property is arranged over three floors and briefly comprises; Entrance hall, Cloakroom, Living Room, Dining Kitchen, Five Bedrooms and Three Bathrooms. The Second floor bedroom features a Juliet balcony with panoramic views over the countryside beyond. The property further benefits from a double garage, delightful courtyard garden, large driveway providing parking for multiple vehicles and campervan, and space at the side of the property, currently housing a chicken run, but could be used for extra storage/workshop/home office or garaging (STPP).

The property is being offered for sale with no onward chain.

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.



Situated on a quiet cul-de-sac, the property is set back from the road behind a tarmac driveway and neatly lawned foregarden. Beneath a canopy porch, the front door opens into:-

Entrance Hall

With staircase rising to the first floor, radiator and door opening into:-

Cloakroom

With low level W.C, UPVC double glazed window to the front, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splash backs, radiator and extractor fan.

Living Room

Dual aspect with UPVC double glazed window to the front and rear, radiator and feature double-sided 'Bellfield' gas 'living flame' fireplace.

Dining Kitchen

A range of wall, base and drawer units with wooden worktops over, inset Belfast sink unit with chrome mixer tap over, tiling to splash backs, built in double ovens, inset gas hob with chrome extractor hood over, space and plumbing for an automatic washing machine and dishwasher, space for an 'American Style' fridge freezer, dual aspect with UPVC double glazed windows to the front and rear, door giving access into the garage, UPVC double glazed french doors with matching side panels open out to the rear garden, two radiators and feature double-sided 'Bellfield' gas 'living flame' fireplace.

First Floor

Two UPVC double glazed windows to the front, radiator, staircase rising to the second floor and doors to four bedrooms and family bathroom.

Bedroom One

(Located on the second floor) Feature UPVC double glazed bi-fold doors open out to a Juliette balcony with stunning views over the open countryside beyond, radiator, eaves storage cupboard and door opening into:-

En-suite

Shower unit with mains fed shower over, vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C, tiling to splash backs, extractor fan, eaves storage cupboard, UPVC double glazed roof light and radiator.

Bedroom Two

Dual aspect with UPVC double glazed window to the front and two UPVC double glazed windows to the rear, radiator and door opening into:-

Walk in Wardrobe

With UPVC double glazed window to the rear and radiator.

En-Suite

With quadrant shower unit, low level W.C, floating bowl vessel sink with chrome mixer tap over, tiling to splash backs, chrome ladder style heated towel rail, extractor fan and UPVC double glazed window to the front.

Bedroom Three

10'1" x 10'0" (3.08m x 3.06m)

With UPVC double glazed window to the front, radiator and built in wardrobe.

Bedroom Four

11'11" x 9'3" (3.64m x 2.82m)

With UPVC double glazed window to the rear, radiator and fitted sliding door wardrobe.

Bedroom Five

10'6" x 7'8" (3.22m x 2.34m)

Currently used as a study, with UPVC double glazed window to the rear and radiator.

Family Bathroom

8'10" x 7'6" (2.71m x 2.31m)

3-piece white suite comprising; panelled bath with electric shower over and glazed shower screen, low level W.C, pedestal wash hand basin, tiling to splash backs, UPVC double glazed window to the front, chrome ladder style heated towel rail, extractor fan and built in linen cupboard with fitted shelving.

Integral Double Garage

With electrically operated up and over garage door, power and lighting, wall mounted 'Potterton Gold' combination boiler, and timber glazed pedestrian door gives access to the rear garden.

South-East Facing Courtyard Garden

This charming south-east facing garden enjoys an abundance of natural light throughout the day and offers delightful open views across the Mount, creating a peaceful and scenic backdrop. Thoughtfully arranged, the garden features a mix of paved and gravelled seating areas, ideal for relaxing or entertaining, with a pergola draped in mature climbing plants adding character and a sense of privacy. A variety of well-established planting beds, shrubs, and potted plants provide seasonal interest and colour, while winding pathways lead you through different areas of the garden. The elevated outlook over the surrounding countryside gives a wonderfully open feel, making this a tranquil and inviting outdoor retreat.

Chicken Coop

Timber framed wire chicken coop with corrugated plastic roof.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Council Tax:

Stratford on Avon District Council - Band C

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with all providers being rated 'Good outdoor, variable in-home' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Tenure:

The Property is Freehold and vacant possession will be given upon completion of the sale.

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

Fixtures & Fittings:

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

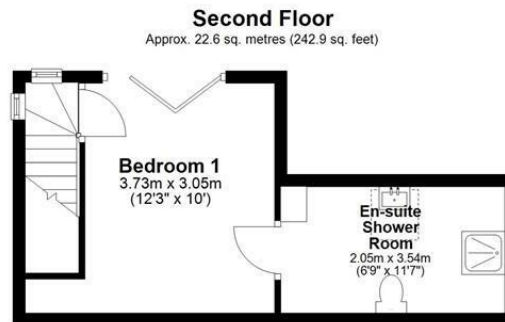
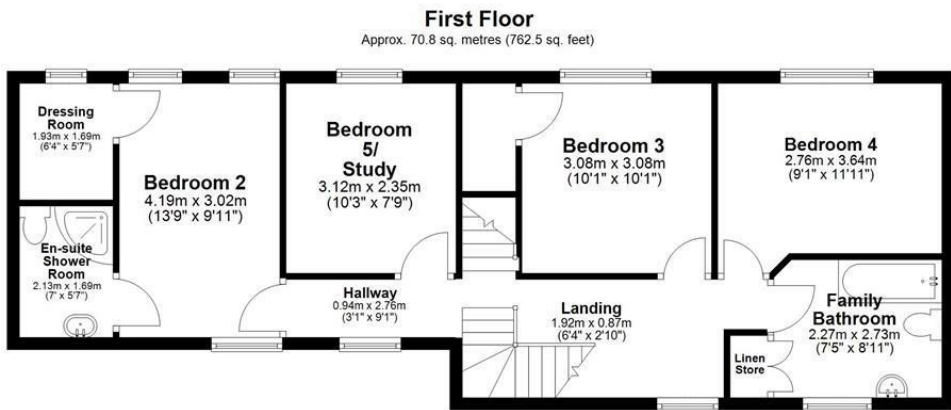
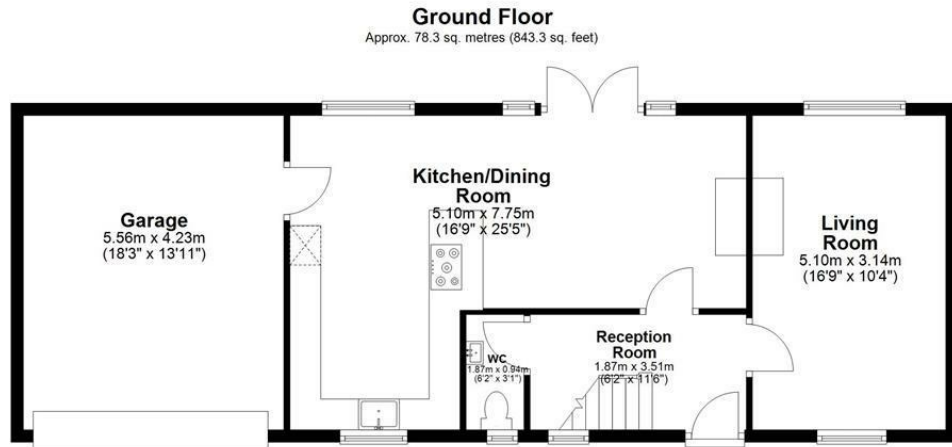
Viewing:

Strictly by appointment only, through John Earle on 01564 794 343.

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Total area: approx. 171.7 sq. metres (1848.7 sq. feet)

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

