



Camp Lane, Henley In Arden

Guide Price £550,000

**Hawkins
Patterson &**





Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

APPROACH

Park in the layby on the Lane & then walk up the footpath opposite. Number 4 is at the end. Timber gated opens into brick block footpath with lawn either side to full width patio. Storm canopy over leaded light part glazed composite door.

RECEPTION LOBBY

With direct staircase. Doors into,
GUESTS WC

Fully refurbished with full width fitment providing display top, Obscure glazed window. Part recessed wash basin with mixer tap & WC with concealed cistern.

SITTING ROOM

Double glazed front window. Wood laminate flooring. The room features part brick exposed chimney with recessed wood burning stove with tiled hearth. Obscure glazed door into,

UTILITY ROOM

Sink & driner below the window. Plumbing for a washing machine & floor standing Oil fired boiler.

KITCHEN

Slate tiled floor. Range of Shaker style base & wall cupboards in cream. Wood block laminate worktops. Oval sink & driner. Inset induction hob with self cleaning oven below. Cooker hood with lighting. Tiled splashbacks. Half glazed back door & archway into,

DAY / DINING ROOM

A splendid room that makes the very most of the setting. With French door & side screen over looking the farmland. Further picture windows . Grey Oak style laminate flooring. How will you use this room?

SHOWER ROOM

Also beautifully refreshed. Large glass sided shower tray with rain head & hand held shower. Low level unit housing cupboards & drawers. WC with concealed cistern, part recessed wash basin full width mirror above. Obscure glazed window.

UPSTAIRS

BEDROOM ONE (SIDE)

The room is flooded with light via windows front & rear plus patio doors on the side opening to a roof terrace with iron balustrade. Amazing outlook in every direction. Unusually the room has the benefit of air conditioning.







BEDROOM TWO (front)

A double room with over stairs store cupboard.

WALK IN WARDROBE/ BEDROOM THREE

Currently fully fitted for use as described. Could easily revert to a single bedroom if preferred?

OUTSIDE

GARDENS

The property has gardens to three sides. West to the front, East at the rear & South on the side. Mainly lawned with a mix of fencing & hedging to all four boundaries. Two sheds & oil tank. On the South side is an extensive raised timber deck for entertaining.

Located near the historic market town of Henley in Arden. Nestled along the picturesque A3400, this peaceful abode is just eight miles from the iconic Shakespearean town of Stratford upon Avon and the bustling town of Solihull.

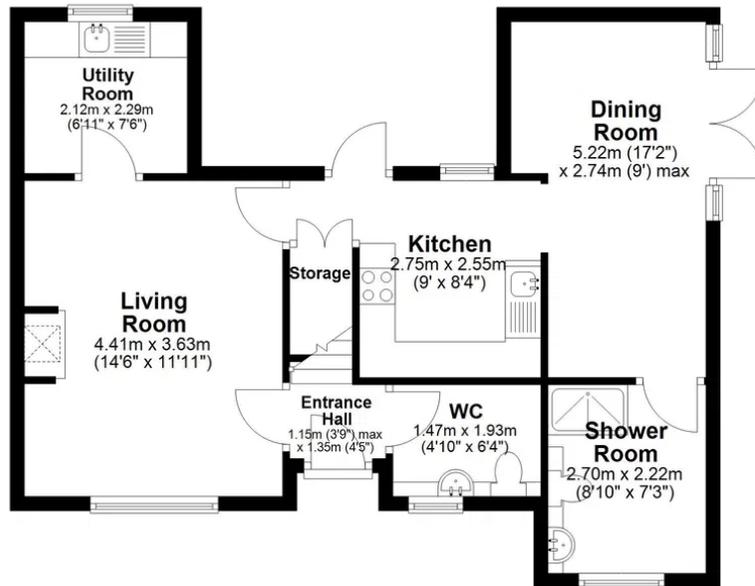
Conveniently situated near the M40 at Lapworth Hill, residents have quick access to major motorways such as the M42, M5, M1, and M6. Moreover, the National Exhibition Centre, Birmingham International Airport, and Railway Station are all within a half-hour's drive, providing easy connectivity for any travel plans.

In Henley in Arden, residents are spoiled for choice with a variety of local shops, a doctors surgery, traditional inns, and inviting restaurants. Indulge in culinary delights at 'The Mount' restaurant and bar by celebrity chef Glynn Purnell, or experience the culinary excellence of The Black Swan by the White Brasserie.



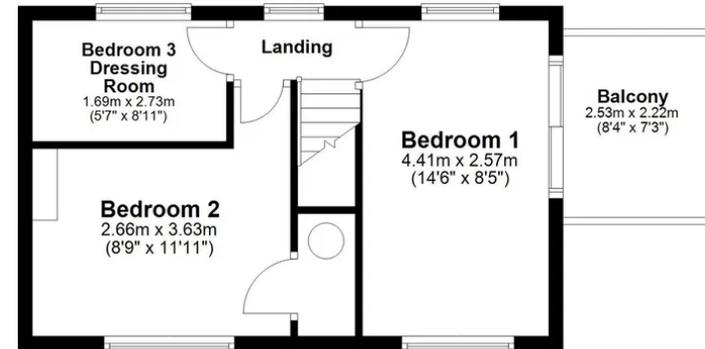
Ground Floor

Approx. 55.5 sq. metres (597.2 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.7 sq. feet)

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