

EARLES
TRUSTED SINCE 1935

Home Farm Cottage
Bearley Road
Henley-In-Arden
B95 6HY

Offers In Excess Of £399,950

Address: 35 High Street, Alcester, B49 5AF - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

A charming two-bedroom character cottage situated in the sought-after Warwickshire village of Aston Cantlow, offering traditional features, spacious accommodation and excellent potential for modernisation.

The property extends to approximately 1,001 sq. ft. and comprises an entrance porch leading into a welcoming reception hall, a spacious living room, kitchen/breakfast room with pantry, useful understairs storage and a ground-floor shower room.

To the first floor are two generously sized bedrooms, with the principal bedroom benefiting from a walk-in wardrobe, together with a family bathroom.

Externally, the property enjoys a courtyard-style garden with mature shrubs and established planting, offering scope for landscaping and improvement. A detached garage and adjoining storage shed provide additional practicality.

Situated in a desirable village location, Home Farm Cottage offers convenient access to Alcester, Henley-in-Arden and Stratford-upon-Avon.

An excellent opportunity to acquire a characterful village home with considerable potential to enhance and personalise.

Porch

Reception Hall
11'10" x 9'10" (3.63m x 3.01m)

Living Room
10'6" x 17'7" (max) (3.21m x 5.37m (max))

Kitchen/Breakfast Room
10'5" x 13'4" (3.18m x 4.08m)

Shower Room
4'11" x 6'6" (1.50m x 2.00m)

First Floor

Landing
11'10" x 9'3" (3.63m x 2.83m)

Bedroom One
9'9" (max) x 10'11" (2.99m (max) x 3.35m)

Walk-in Wardrobe
2'4" x 6'0" (0.73m x 1.84m)

Bedroom Two
10'6" x 14'1" (3.21m x 4.30m)

Bathroom
5'6" x 8'4" (1.70m x 2.55m)

Outside

Additional Information
Services:
Electricity, water and drainage are connected to the property. Heating is fired by LPG.

Broadband and Mobile:
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,800 Mbps and highest available upload speed 220 Mbps. For more information visit: https://checker.ofcom.org.uk/
Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Variable outdoor
O2 - Variable outdoor
Three - Poor to none outdoor
Vodafone - Variable outdoor

Council Tax:
Stratford on Avon District Council - Band C

Tenure: The property is freehold with vacant possession given on completion of sale.

Flood Risk:

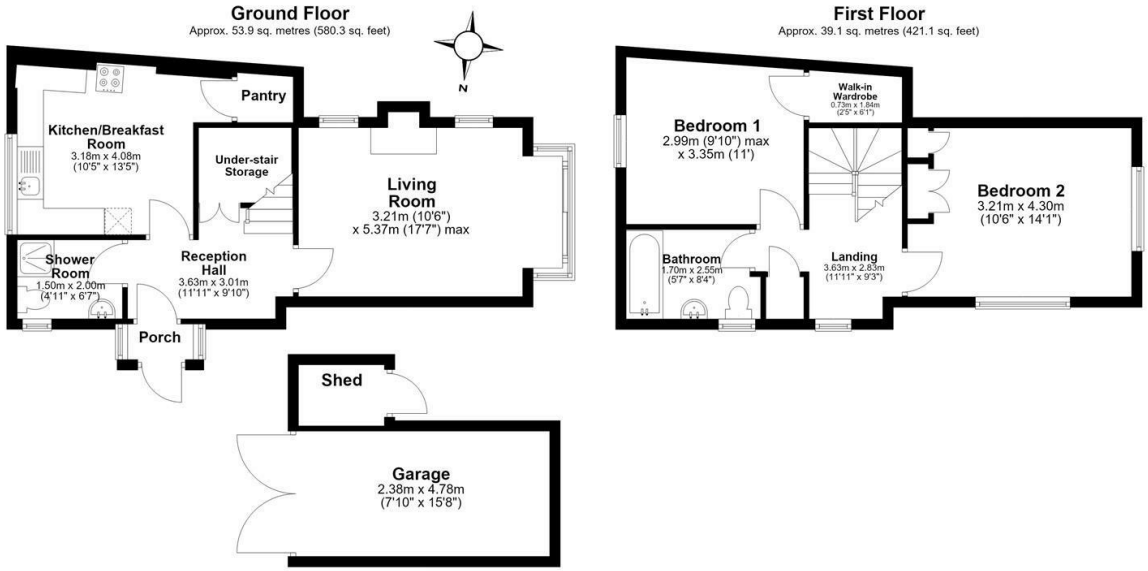
Rivers and the sea
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2036 and 2069- Very Low

Surface water
Yearly chance of flooding - Very Low
Yearly chance of flooding between 2040 and 2060 - Very Low
For more information, please visit:
https://www.gov.uk/check-long-term-flood-risk

Fixtures and Fittings:
All the items mentioned in the particulars are included in the sale, others if any are specifically excluded.

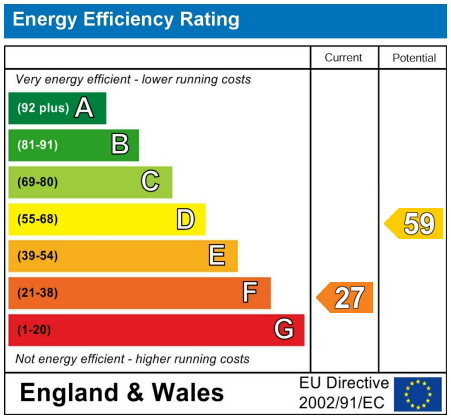
Viewing
Strictly by prior appointment through John Earle on 01789 330 915.

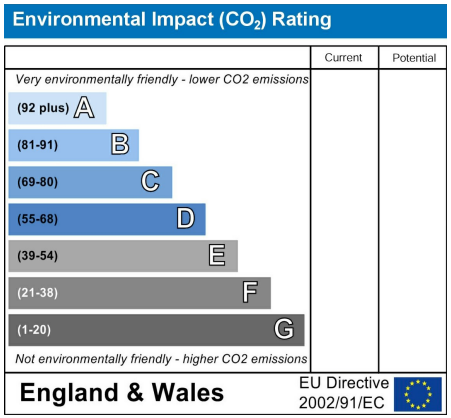
John Earle is a Trading Style of John Earle & Son LLP
Registered Office: Carleton House, 266-268 Stratford Road, Shirley, B90 3AD
Reg. No. OC326726.



Total area: approx. 93.0 sq. metres (1001.5 sq. feet)







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