



**Freeman House,
239 High Street, Henley-in-Arden, Warwickshire, B95 5BG**
Offers In Excess Of £824,950

Steeped in character and period charm, this impressive Grade II listed double-fronted residence has an abundance of original features, including exposed beams and several fireplaces.

Extending to over 2,300 square feet of well-proportioned accommodation, the property is arranged over three floors and briefly comprises; five/six double bedrooms, two shower rooms (plus separate wash room), three generous reception rooms (including study to the first floor), modern breakfast kitchen, utility room, and guest WC. Externally, the property enjoys a delightful private rear garden with a brick-built store and timber summerhouse, providing the perfect setting for al fresco dining and entertaining. In addition, there is an off-road parking space to the rear and further parking is available on the High Street at the front.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants (including Greek, Indian, Italian and Thai), both primary and secondary schools, a dental practice 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. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon. Additionally, rail services to London Marylebone are available from Warwick Parkway railway station, which is located within easy reach.



From the High Street, the timber front door opens into:

Living Room

24'6" x 12'4" (7.49m x 3.77m)

With feature exposed timbers, two sash windows (with modern secondary glazing) to the front, brick fireplace with faux gas-fired log burning stove and slate hearth, two radiators, and solid wood flooring. Door, with feature glazed archway above, into:

Inner Hallway

With feature exposed timbers, staircase rising to the first floor, part glazed door leading to the rear garden, radiator, and solid wood flooring. Door, with feature stained glass window above, into:

Guest WC

With obscure glazed window to the rear, low level WC, wall hung wash hand basin with mixer tap over, tiling to splashback areas, radiator, and solid wood flooring.

From the inner hallway, there is a door into:

Utility Room

8'11" x 6'4" (2.74m x 1.95m)

With feature exposed timbers, wall and base units with wooden block work surface over, inset Belfast sink with mixer tap over, space and plumbing for an automatic washing machine, space for a tumble dryer, radiator, and solid wood flooring.

From the inner hallway, there is a door into:

L-Shaped Breakfast Kitchen

27'5" x 18'1" (8.36m x 5.52m)

To the side and rear, there is an oak framed glazed pitched roof and a pair of French doors leading to the rear garden. The kitchen is recently refitted; with vaulted ceiling, feature exposed timbers, windows to the side and rear, a range of wall, drawer and base units (including larder cupboard with pull-out drawers and hidden pantry with double doors, drawers, fitted shelving and spice racks) with quartz work surfaces and matching upstands over, inset 1.5 bowl Belfast-style sink with mixer tap over, built-in "Neff" electric oven and grill, inset "Neff" 5-ring induction hob with splashback panel (matching work surface and upstands) and extractor fan over, integrated "Neff" microwave, integrated dishwasher, space and plumbing for an American-style fridge-freezer, and solid wood flooring. Wide opening into:

Dining Room/Snug

23'0" x 12'3" (7.02m x 3.75m)

- Dining Room Area

With feature exposed timbers, brick fireplace with inset gas-fired log burner, timber mantel and tiled hearth, radiator, and solid wood flooring. Opening on either side of the chimney breast into:

- Snug Area

With feature exposed timbers, windows looking into the breakfast kitchen, opening leading to the breakfast kitchen, radiator, and solid wood flooring. Additional staircase rising to:





Bedroom Six/Study

13'10" x 12'9" (4.23m x 3.90m)

With feature exposed timbers, window to the rear, glass balustrade with oak handrail overlooking the kitchen, and radiator. Door into:

Wash Room

With Velux window, feature exposed timbers, low level WC, vanity unit with inset wash hand basin and mixer tap over, and radiator.

Bedroom Five

12'2" x 10'4" (3.71m x 3.17m)

With two Velux windows, feature exposed timbers, and radiator.

From the inner hallway (ground floor), the main staircase rises to:

First Floor Landing

Split-level; with two windows to the rear, further staircase rising to the second floor, and two radiators. Door into:

Bedroom One

11'11" x 11'6" (3.64m x 3.52m)

With feature exposed timbers, sash window (with modern secondary glazing) to the front, timber fireplace with inset cast iron grate, and radiator.

Bedroom Two

11'10" x 11'6" (3.62m x 3.53m)

With feature exposed timbers, sash window (with modern secondary glazing) to the front, timber fireplace with inset cast iron grate, and radiator.



Main Shower Room

With 3-piece suite comprising; large walk-in shower with glazed screen and "Mira Sport" electric shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to the walls to full height, fitted shelving, and chrome ladder-style heated towel rail.





Second Floor Landing

With hatch giving access to the loft space, window to the rear, and radiator. Door into:

Bedroom Three

11'10" x 11'8" (3.63m x 3.56m)

With sash window (with modern secondary glazing) to the front and radiator.

Bedroom Four

11'11" x 11'6" (3.65m x 3.51m)

With sash window (with modern secondary glazing) to the front and radiator.

Shower Room

Recently refitted; with window to the rear, 3-piece suite comprising; quadrant shower with slide-around glazed doors and shower attachment over, low level WC, pedestal wash hand basin, extractor fan, built-in storage cupboard housing the "Worcester" gas-fired combination boiler, tiling to splashback areas, and chrome ladder-style heated towel rail.

Rear Garden

Mainly laid to lawn with paved patio area, feature ornamental pond and raised flower borders. The garden is bound by a brick wall to one side and timber fencing to the other two sides. To the side, there is a timber gate that gives pedestrian access from the front (High Street) to the rear of the property. There is also space for a greenhouse and door into:

Store

7'11" x 5'2" (2.43m x 1.58m)

Of brick construction; with pitched roof and window to the rear.

Summerhouse

Of timber construction; with two windows and a pair of French doors.

Parking

A timber gate provides pedestrian access to the rear, via a paved passageway, that leads to a further timber gate, which gives access to a block paved parking area with space for one motor car. This area is also accessible from Prince Harry Road.

Parking is also available on the High Street with a permit. Resident and resident visitor permits are charged at £25 per permit per annum. Each eligible property is entitled to apply for up to 3 resident parking permits and 1 visitor permit. For further information, please contact: warwickshireparking@nslservices.co.uk.



ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor

For more information, please visit:

<https://checker.ofcom.org.uk/>.

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.

Flood Risk:

This location is in 'Flood Zone 2'. However, the vendor has advised that the property has never flooded during their ownership and the buildings insurance is provided on standard terms. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the shower room on the second floor.

Tenure:

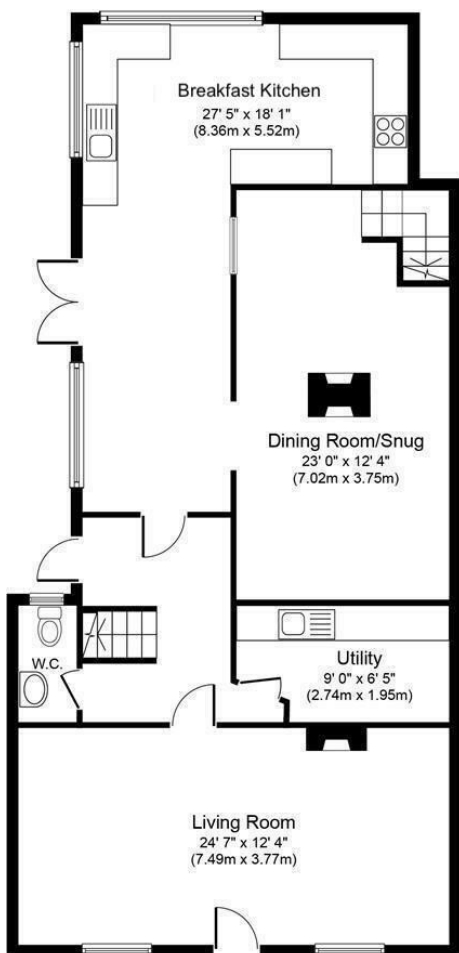
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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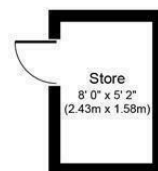




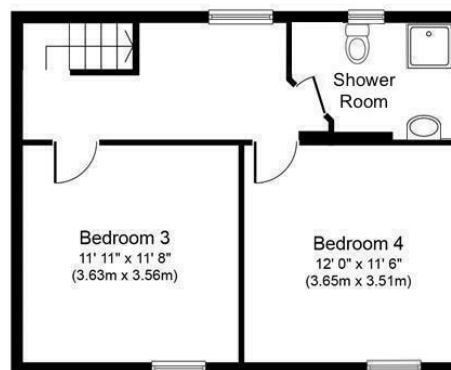
Ground Floor
Approximate Floor Area
1,119 sq. ft.
(104.0 sq. m.)



First Floor
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)



Outbuilding
Approximate Floor Area
43 sq. ft.
(4.0 sq. m.)



Second Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)

