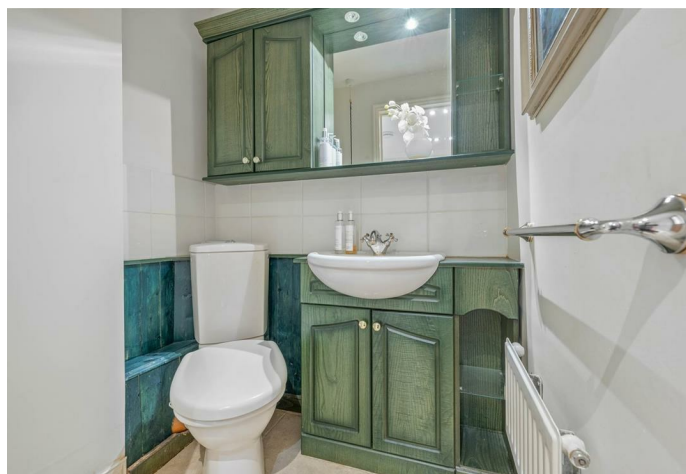




**120 High Street,
Henley-in-Arden, Warwickshire, B95 5BS
Offers In The Region Of £775,000**

A rare opportunity to acquire an elegant detached Georgian residence occupying a prime position in the heart of Henley-in-Arden's historic High Street. This delightful home offers well-proportioned accommodation briefly comprising; three double bedrooms (including principal suite with dressing area and shower room), family bathroom, three generous reception rooms (plus conservatory), spacious dining kitchen, utility room, and downstairs WC. Outside, the property enjoys a low maintenance South/West-facing courtyard garden that features an attractive pergola, creating the perfect setting for al fresco dining and summer entertaining.

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 oak front door, with leaded light glazed insert, opens into:

Reception Hall
16'7" x 6'11" (5.08m x 2.11m)

With coving to the ceiling, staircase rising to the first floor, dado rail to part height, radiator, and tiled flooring. Door into:

Downstairs WC
5'4" x 5'0" (1.65m x 1.53m)

With corner fitted low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, wall mounted vanity cupboard with inset mirror and lighting, radiator with towel rail, and tiled flooring (matching the reception hall).

Study
12'8" (into bay) x 9'11" (3.87m (into bay) x 3.03m)

With exposed timbers, bay window (with secondary glazing) to the front, fireplace with inset gas stove, storage cupboard to the side, and radiator.

Living Room
18'1" (into bay) x 12'2" (5.53m (into bay) x 3.72m)

With bay window (with secondary glazing) to the front, obscure part-stained glass window to the side, fireplace with surround and hearth, and radiator. Door and steps up to:

Family Room
24'10" x 12'0" (max) (7.58m x 3.66m (max))

With vaulted ceiling, exposed timbers, feature circular window to the rear, fireplace with inset 'coal effect' gas fire, pine surround and granite hearth, and radiator. A pair of double glazed doors into:

Conservatory
10'7" x 9'10" (3.24m x 3.00m)

Fully double glazed; with pitched roof, windows to three sides, brick walls to part height, a pair of part-glazed doors leading to the courtyard garden, radiators, and flagged flooring.

From the reception hall and family room, there is access into:

Dining Kitchen
18'11" x 17'3" (5.79m x 5.26m)

- Kitchen Area
With door leading to the utility room, a range of wall, drawer and base units with work surface over, inset "Franke" sink with integrated draining groves to the work surface and chrome mixer tap over, built-in eye-level "Neff" double oven and grill, inset 4-ring "Neff" gas hob with matching splashback panel and chrome chimney-style extractor hood over, integrated fridge-freezer unit to full height, integrated "Hisense" dishwasher, and radiator. Opening into:

- Dining Area
With feature double glazed vaulted ceiling, double glazed windows to the rear, a pair of large double glazed doors leading to the rear garden, a range of wall and base units (matching the kitchen) with work surface over, vertical panel radiator, and ceramic tiled flooring.

Utility Room
5'4" x 5'0" (1.65m x 1.53m)
With obscure double glazed window to the side, a range of wall and base units with roll-edged laminate work surface over, inset single drainer stainless steel sink with chrome mixer tap over, space and plumbing for a washing machine, and wall-mounted "Worcester" gas-fired combination boiler with programmer.

First Floor Landing
22'8" x 7'1" (6.93m x 2.16m)
With hatch giving access to the roof space (with pull-down ladder), sash window (with secondary glazing) to the front, further glazed window to the side, and radiator. Door into:

Bedroom One
17'1" x 16'8" (5.22m x 5.10m)
With coving to the ceiling, sash window (with secondary glazing) to the front, built-in wardrobes with sliding doors, hanging rails and fitted shelving, built-in chest of drawers, TV point, and radiator.

- Dressing Area
With double glazed window to the rear, built-in wardrobe with hanging rails and fitted shelving, and built-in dressing table unit.

En-Suite Shower Room
8'3" x 5'6" (2.54m x 1.68m)
With obscure double glazed window to the rear, 3-piece suite comprising; corner shower cubicle with glazed slide-around doors and mains fed shower over, vanity unit incorporating low level WC and wash hand basin with chrome mixer tap over, extractor fan, shaving point, feature large inset wall mirror, ceramic tiling to the walls, chrome ladder-style heated towel rail, and ceramic tiled flooring.

Bedroom Two
13'6" x 8'6" (4.13m x 2.60m)
With coving to the ceiling, sash window (with secondary glazing) to the front, and radiator.

Bedroom Three
11'4" x 9'1" (3.47m x 2.79m)
With exposed timbers, double glazed window to the side, built-in wardrobes with sliding doors, hanging rails and fitted shelving, built-in dressing table/desk unit with drawers to the side, and radiator.

Family Bathroom
12'6" (max) x 8'7" (3.82m (max) x 2.64m)
With obscure glazed window to the side, 3-piece suite comprising; panelled bath with glazed screen and mains fed shower over, vanity unit incorporating low level WC and wash hand basin with chrome mixer tap over, extractor fan, feature inset wall mirror, ceramic tiling to the walls, chrome ladder-style heated towel rail, and ceramic tiled flooring. Door into:

Linen Cupboard
With slatted shelving.

West-Facing Walled Courtyard Garden
This delightful, low-maintenance garden has been arranged to include; a flagstone paved terrace with lighting and power points, which leads, via

steps, to a further patio area that is bound by a low brick wall and gravelled borders. There is a timber shed to the side and a further set of steps gives access to a gravelled/wood-chipped area. A feature timber pergola, set on a flagstone paved area, offers the ideal setting for outdoor dining and entertaining, while a gravelled pathway continues through a timber gate to a further enclosed garden area, which provides excellent scope for landscaping. The garden also benefits from pedestrian side access.

Parking
Available at The Croft or on the High Street with a permit. Resident and resident visitor permits are charged at £25 per annum (per permit). 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 and in-home
Three - Good outdoor
Vodafone - Good outdoor

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:
Stratford-on-Avon District Council - Band G

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 1' (Low Probability). 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 combination boiler, which is located in the utility room.

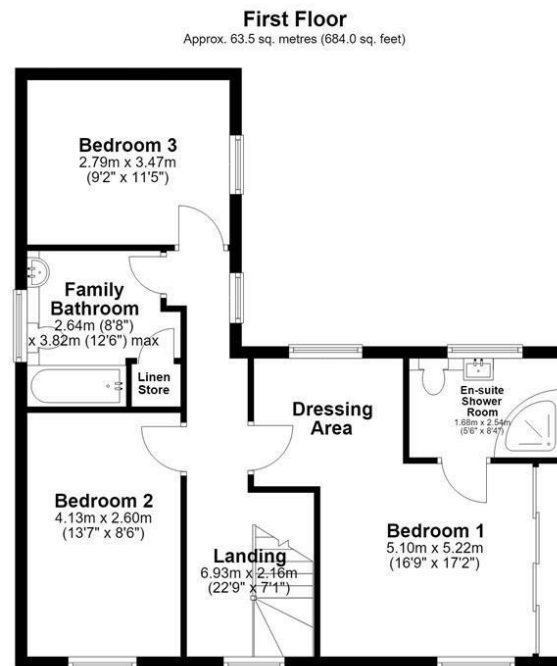
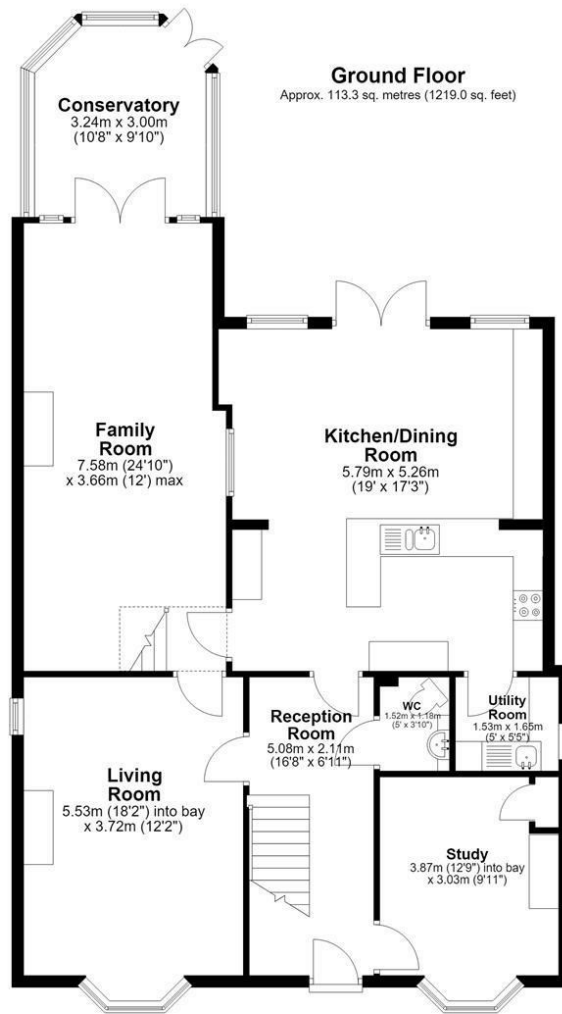
Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

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

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Total area: approx. 176.8 sq. metres (1903.0 sq. feet)

