

EARLES
TRUSTED SINCE 1935

10 Henley Grange,
Stratford Road, Henley-In-Arden, Warwickshire, B95 6AE

Offers In The Region Of £675,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

An immaculately presented, four bedroomed, three bathroom property, thoughtfully converted within an original Victorian building, with original character retained throughout, including tall ceilings, generous room proportions, large stone framed windows and bespoke features. Set within a gated community, surrounded by mature trees and just five minutes walk from the historic centre of Henley-in-Arden. Constructed and finished to a high standard in 2012/2013 as part of the Henley Grange development.

The property briefly comprises a reception hall, cloakroom, kitchen/dining room, living room, and study on the ground floor. The first floor offers three bedrooms and two bathrooms, while the second floor is dedicated to the master suite, featuring a bedroom, bathroom, and private balcony.

Additional features include oak doors throughout, sections of original reclaimed wooden flooring, and underfloor heating in the reception hall, cloakroom, kitchen/dining room, and en-suite bathrooms. The property also benefits from a south-facing balcony and patio below, a modern fitted kitchen with a wide range of integrated appliances, a log-burning stove, and ample gated parking. 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.







Approached via electric gates with an enhanced security system, the property opens onto a gravelled courtyard. Steps lead up to the front of the house, featuring a canopy porch with external lighting. The front door opens into:

Reception Hall
8'5" x 6'4" (2.59m x 1.95)
With inset coir mat, under-floor heating, UPVC double glazed window to the front, built in wall shelving with lighting, staircase rising to the first floor, feature coving, and door opening into:-

Cloakroom
2'11" x 2'9" (0.90m x 0.84m)
With under-floor heating, low level W.C with concealed cistern, floating wash hand basin with chrome mixer tap over, tiling to splash backs, extractor fan, and storage under the stairs with radiator.

Study
10'7" x 7'2" (3.24m x 2.20m)
With UPVC double glazed picture window to the front and radiator.

Kitchen/Dining Room
21'11" x 9'3" (6.70m x 2.84m)
A range of wall, base and drawer units with Quartz worktops over and matching up-stands, 1¼ sink unit with chrome mixer tap over, dual aspect with UPVC double glazed picture windows to the front and double glazed patio doors, with matching side panels and feature arched frame to the rear giving access to the South Facing patio. Built in 'eye level' 'Bosch' oven and grill, integrated 'Bosh' microwave, built in 'Miele' coffee machine and built in 'Miele' gourmet warming drawers, inset 4-ring 'Bosch' induction hob with matching extractor hood over and glass splash back, integrated wine cooler, integrated dishwasher, space and plumbing for an 'American Style' fridge freezer, pull our larder unit with wire rack shelving, chrome vertical radiator, feature coving, space for a dining table and chairs, inset coir mat to the patio doors, under-floor heating, and double oak doors open into:-

Living Room
17'10" x 14'5" (5.46m x 4.41m)
Accessed from both the kitchen and reception hall, with feature bay window to the rear with UPVC double glazed picture windows overlooking the patio and courtyard beyond, feature fireplace with inset log burning stove, stone surround and stone tiled hearth, feature coving and ceiling rose and two radiators.

First Floor
With feature staircase lighting, radiator, UPVC double glazed window to the front, staircase rising to the second floor and door opening into:-

Laundry Cupboard
With space and plumbing for an automatic washer/dryer, fitted shelving and lighting.

Bedroom Two
13'11" x 10'9" (4.26m x 3.29m)
With original re-claimed wooden flooring, radiator, UPVC double glazed picture windows to the rear, fitted wardrobe and shelving, feature fire surround and oak door opening into:-

En-Suite
8'2" x 3'10" (2.50m x 1.19m)
With under-floor heating, tiled flooring, walk in shower unit with mains fed 'Drench Head' shower over and additional hand held attachment, tiling to splash backs, pedestal wash hand basin with chrome mixer tap over, low level W.C with concealed cistern, chrome ladder style heated towel rail, extractor fan, inset wall shelving with sensor courtesy lighting.

Bedroom Three
9'4" x 6'6" (2.86m x 2.00m)
With original re-claimed wooden flooring, radiator, UPVC double glazed window to the rear, full width fitted wardrobes with a range of hanging, shelving and drawers. Oak door opening into:-

Jack & Jill Bathroom
9'3" x 4'11" (2.84m x 1.50m)
P-Shaped bath with chrome mixer tap, shower and glazed shower screen over, low level W.C, floating wash hand basin with chrome mixer tap, tiling to splash backs, UPVC obscure double glazed window to the front, extractor fan, chrome ladder style heated towel rail, wall mounted 'Alpha' gas-fired central heating boiler and 'Alpha' hot water tank.

Bedroom Four
14'5" (into wardrobe) x 7'2" (4.40m (into wardrobe) x 2.20m)
With original re-claimed wooden flooring, dual aspect with UPVC double glazed window to the front and side, radiator,













fitted sliding door mirrored wardrobe with hanging rail and shelving, hatch giving access to the loft with drop down ladder.

Second Floor
With feature staircase lighting, roof light tunnel and oak door opening into:-

Bedroom One
14'6" x 13'8" (4'0" height into eaves) (4.43m x 4.17m (1.24m height into eaves))
With feature vaulted ceiling, dual aspect with two UPVC double glazed windows to the front overlooking the roof tops and countryside beyond, and UPVC double glazed french doors to the rear giving access to the balcony. UPVC double glazed Velux roof light with fitted blind, two radiators, built in storage cupboard with shelving, and oak door opening into:-

En-Suite
9'9" x 6'10" (2.98m x 2.10m)
Tiled floor with under-floor heating, large walk in shower unit with mains fed 'Drench Head' shower with additional hand held attachment over, large wall mounted vanity unit with inset double wash hand basin with two chrome mixer taps over, feature tiling to splash backs, wall mirror with sensor courtesy lighting, extractor fan, chrome ladder style heated towel rail, UPVC double glazed Velux roof light and inset wall shelving with sensor courtesy lighting.

South Facing Balcony
South-facing, creating a perfect sun trap, this balcony features low-maintenance composite decking and a glass balustrade. There is ample space for a bistro table and chairs, making it ideal for al fresco dining while enjoying the views beyond.

South Facing Rear Patio
Block paved and bound by hedging on two sides, space for outdoor furniture, feature outdoor lighting and cold water tap.

Brick Built Store
Located within the courtyard with secure padlock.

Communal Gardens
Set behind wrought iron gates within the courtyard, mainly laid to lawn and bound by mature hedging, with benches perfectly positioned for peaceful outdoor seating.

Parking
Allocated parking to the front communal gravelled courtyard, visitor parking and block paved driveway to the rear.

Additional Information
Services:
Mains drainage, electricity, gas and water are connected to the property.

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 please 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 EE being rated 'Good outdoor and in-home' coverage, Three being 'Good outdoor, variable in-home' coverage, and Vodafone and O2 being rated 'Good outdoor' 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.

Service charge: £730 per annum (paid twice yearly at £365) Managed via Cannon Jones Management on behalf of Henley Grange Management Company. The service charge includes; landscaping and grounds maintenance, external communal lighting, maintenance of the electric gates and common areas.

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.

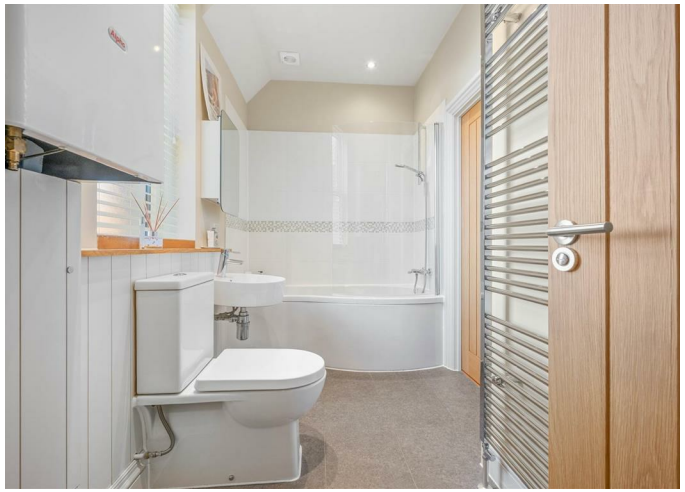
Council Tax:
Stratford-on-Avon District Council - Band G

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

Viewing:
Strictly by prior appointment with Earles (01564 794 343).

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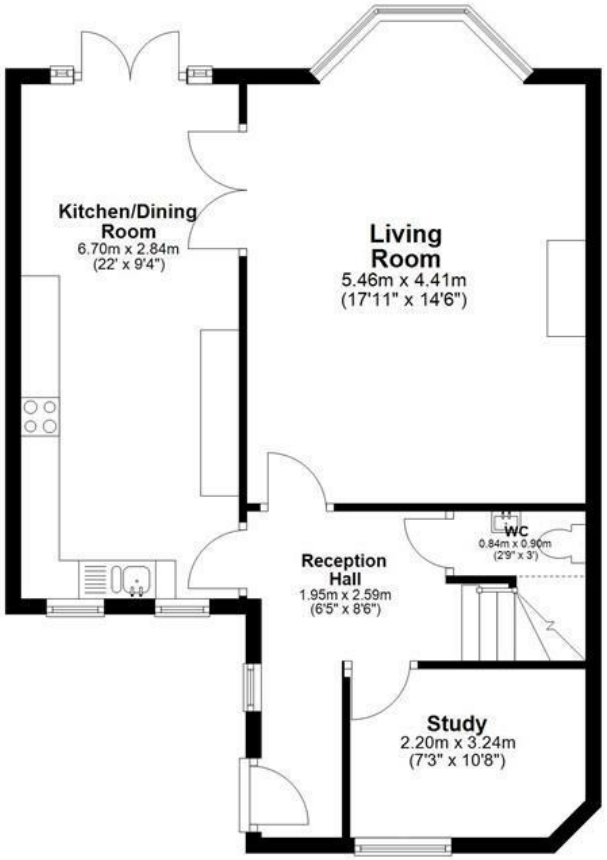






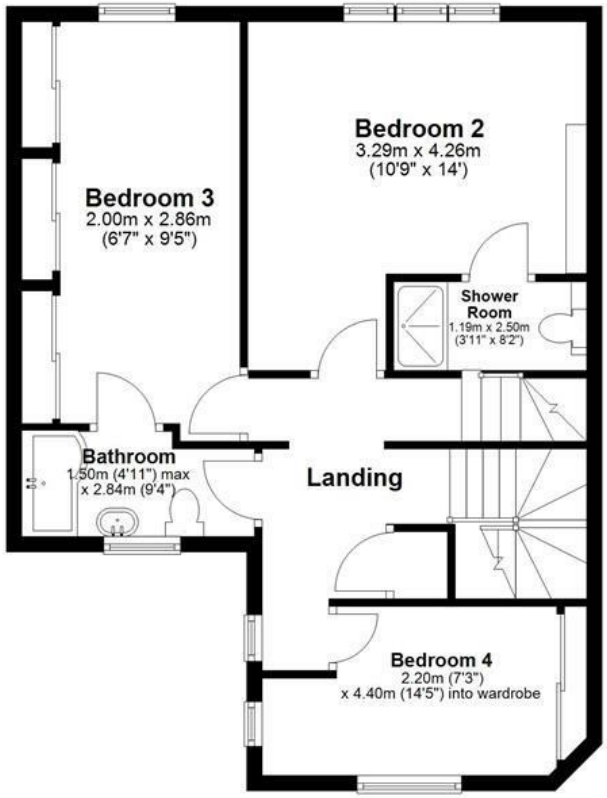
Ground Floor

Approx. 62.6 sq. metres (673.7 sq. feet)



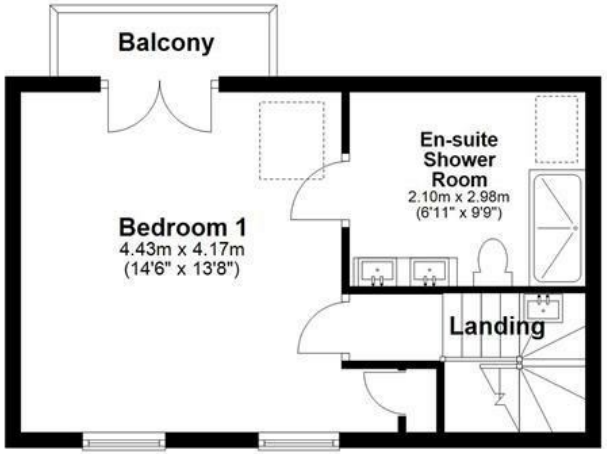
First Floor

Approx. 62.5 sq. metres (672.3 sq. feet)



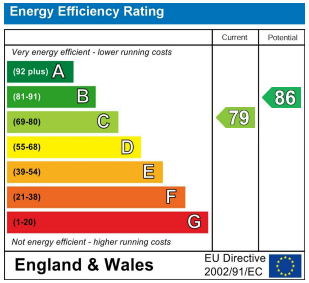
Second Floor

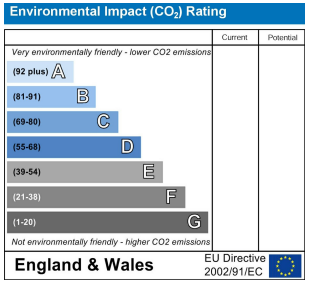
Approx. 31.0 sq. metres (333.8 sq. feet)
(excluding Balcony)



Total area: approx. 156.1 sq. metres (1679.8 sq. feet)









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