



**EARLES**  
TRUSTED SINCE 1935



2 Leasowes Cottages Butts  
Lane  
- £1,100 Per Month

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

The property is set back from the road behind a lawned foregarden, hedgerow and trees. A driveway provides tandem parking for several vehicles and a timber pedestrian gate provides access to the side courtyard with a timber-framed covered store area, outdoor cold water tap and timber door to the boiler room housing the combination central heating boiler with lighting. A timber gate provides access to the rear garden.

To the front, a timber door opens into:-

#### Entrance Hall

With staircase rising to the first floor, UPVC double glazed obscure window to the front, under-stairs storage cupboard. Door opening into:-

#### Lounge

11'11" x 15'4" to fireplace (3.65m x 4.69m to fireplace )

Dual aspect with UPVC double glazed windows to the front and rear. Feature decorative fireplace with timber surround and fitted shelving and cupboard to the alcove at the side, radiator.

#### Fitted Kitchen

8'11" x 7'0" (2.73m x 2.15m)

A range of wall, base and drawer units with square edged work surfaces over, built in "Lamona" electric oven, inset 4-ring "Lamona" electric hob with chrome chimney style extractor hood over, integrated "Lamona" dishwasher, space and plumbing for an automatic washing machine, inset stainless steel sink unit with chrome mixer tap over, tiling to splash backs, UPVC double glazed window to the front, hatch giving access to the loft, radiator, back door provides access to the side courtyard and rear garden. Door to:-

#### Pantry

5'4" x 2'11" (1.65m x 0.90m)

With power and lighting, space for a fridge/freezer, UPVC double glazed obscure window to the rear, fitted shelving.

From the entrance hall, doors open into family bathroom and W.C. and two further reception rooms.

#### Reception Room 1 (Front)

10'3" x 8'7" (3.14m x 2.63m)

With UPVC double glazed window to the front and radiator.

#### Reception Room 2 (Rear)

9'11" x 8'7" (3.03m x 2.64m)

With UPVC double glazed window to the rear overlooking the garden and open countryside beyond, radiator.

#### Re-Fitted Bathroom

7'8" 5'11" (2.34m 1.82m)

Currently in the process of being re-fitted. More details to follow.

#### W.C.

Low level W.C. UPVC double glazed obscure window to the side, extractor fan and radiator.

#### First Floor

##### Bedroom One (Front)

UPVC double glazed window to the front, radiator and large built in storage cupboard with hanging rail and shelving.

##### Bedroom Two (Rear)

UPVC double glazed window to the rear overlooking the garden and open countryside beyond, hatch giving access to the loft, door to eaves storage cupboard with lighting (measuring 2.38m x 1.69m).

#### Rear Garden

This generously sized rear garden is mainly laid to lawn with paved patio area, post and rail fence to the rear with open views over the adjoining countryside beyond, timber shed and gate which provides side access to the front of the property.

#### Additional Information

##### Services:

Mains electricity, gas, water and drainage are connected to the property.

##### Council Tax:

Stratford on Avon District Council - Band C

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

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered with the TDS ([www.tds.gb](http://www.tds.gb))

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