



# FION HOWE

Henley in Arden, Warwickshire



## A BEAUTIFULLY DESIGNED CONTEMPORARY RESIDENCE

Finished to an outstanding standard throughout, this is a home that offers both impressive family living and superb entertaining space, perfectly located to make the most of its beautiful surroundings.



Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold



## SITUATION

Fion Howe sits on the edge of the charming market town of Henley-in-Arden, close to the neighbouring village of Claverdon. Henley-in-Arden is a picturesque medieval town offering a great selection of shops, cafés, restaurants, traditional pubs, and essential amenities including doctors and veterinary surgeries. The town has two primary schools, with further state and independent options nearby, as well as excellent boys' and girls' grammar schools in Stratford-upon-Avon.

The area benefits from superb transport links, with the M40 (J15) around 8 miles away, Birmingham International Airport approximately 15 miles, and trains to London Marylebone available from Warwick Parkway, about 7 miles from the property. Henley-in-Arden also offers its own commuter rail service into Birmingham.

## THE PROPERTY

Fion Howe is an exceptional residence that combines elegant design with generous accommodation, positioned to make the most of its beautiful setting.

The welcoming entrance hall sets the tone for the quality within. To the front sits a delightful sitting room, perfect for quieter moments of relaxation. The heart of the home is the magnificent open-plan kitchen, dining, and living space—an expansive, light-filled area that seamlessly blends style and practicality. With ample room for everyday life and hosting family and friends, this space serves as the hub of the property. Completing the ground floor is a useful home office and a well-appointed cloakroom.

The first floor has a spacious landing leading to the principal bedroom suite, featuring a dressing room and a luxurious shower room. Three further double bedrooms provide excellent family accommodation, served by two beautifully finished bathrooms, one of which is en suite.





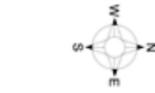
A particular highlight of Fion Howe is the superb lower ground floor. This versatile level incorporates an impressive wine cellar/store, a well-equipped utility room, and access to the integral double garage, offering convenience and ample storage.

Outside, the property continues to impress. A generous front garden and driveway provide parking for multiple vehicles and lead to the double garage. To the rear, the sizeable garden is mainly laid to lawn and enjoys wonderful, uninterrupted views across the adjoining fields—an idyllic backdrop to everyday living.

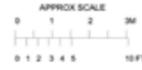
Services: Mains water, drainage and electricity. Oil-fired central heating. Solar panels for hot water and electricity. Underfloor heating to the ground floor. Air conditioning to the principal bedroom and kitchen/dining/family room. A water harvester feeds the outside tap. Cat 6 cabling throughout the house with USB ports in several rooms.

What Three Words: [///waltz.chilling.journals](https://www.threewords.com/what-three-words/waltz.chilling.journals)





## Fion Howe Henley-in-Arden



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
372 sq m (4,005 sq ft)  
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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



First Floor



Lower Ground Floor



Ground Floor



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Date: 27 March 2026  
Our reference: STR012619134

## Fion Howe, Edge Lane, Henley-in-Arden, B95 5DS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,595,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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