EARLES
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2 Beaudesert Park,
Birmingham Road, Henley-In-Arden, Warwickshire, B95 5QB

Offers In The Region Of £525,000

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

Situated in an elevated position to the North of Henley-in-Arden, Beaudesert Park is a Grade II listed former manor house, originally constructed in the early 19th century and later sympathetically converted into six exclusive apartments. This impressive residence combines period charm with modern-day comfort and is set amidst glorious countryside, which offers fine, uninterrupted views in all directions.

Apartment 2 occupies a desirable position on the ground floor and in brief, the well laid out accommodation comprises; two double bedrooms, two bathrooms (including en-suite bathroom to the main bedroom), substantial living room, generous dining hall, and contemporary fitted kitchen. Externally, the property boasts a private patio area, extensive communal gardens and grounds, double garage en bloc and ample off-road parking.

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, both primary and secondary schools, 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.

The property is set well back from the road and approached via a long private driveway that leads up to the house and also provides access to the parking area and garage blocks.

This apartment is located on the ground floor, and the main entrance door is accessed via a communal hallway, which opens into:

Reception Hall
9'3" (max) x 8'3" (2.83m (max) x 2.52m)
With door leading to storage cupboard. Glazed door into:

Dining Hall
22'2" x 7'11" (6.78m x 2.42m)
With glazed door leading to the kitchen, opening into the inner hallway, and radiator. Further glazed door into:

Living Room
27'2" (into bay) x 17'3" (8.29m (into bay) x 5.28m)
With window (with secondary glazing) to the side, glazed French doors (with matching side panels and secondary glazing) leading to the private patio area, feature fireplace with inset electric fire and marble surround and hearth, and radiators.

Kitchen
16'0" x 9'8" (4.88m x 2.97m)
With window (with secondary glazing) overlooking the communal gardens, an extensive range of wall, drawer and base units (including glass fronted display cabinets) with roll edged work surfaces over, inset “Franke” 1.25 bowl/single drainer stainless steel sink with mixer tap over, built-in “AEG” electric double oven and grill, inset 4-ring electric hob with extractor fan over, integrated “Neff” combination oven and microwave, integrated “Bosch” fridge-freezer, integrated “Hotpoint” dishwasher, integrated washing machine, built-in pantry cupboard, and radiator.

Inner Hallway
With glazed door leading to the communal gardens, built-in storage cupboards with hanging rail and fitted shelving, and radiator. Door into:

Bedroom One
17'11" (including wardrobes) x 12'0" (5.47m (including wardrobes) x 3.66m)
With window (with secondary glazing) overlooking the communal gardens, built-in wardrobes with hanging rail, fitted shelving and top box over, and radiator. Wide opening and door into:

En-Suite Bathroom
10'9" x 6'7" (3.29m x 2.02m)
Recently refitted; with obscure glazed window (with secondary glazing) overlooking the communal gardens, 4-piece suite comprising; panelled bath with mixer tap over, shower cubicle with glazed folding door and mains fed shower over, low level WC with concealed cistern, large vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, ladder-style heated towel rail, and radiator.

Bedroom Two
13'9" x 9'10" (4.21m x 3.02m)
With window (with secondary glazing) overlooking the communal gardens, built-in wardrobes with hanging rail, fitted shelving and top box over, and radiator.

Shower Room
7'1" x 7'1" (2.17m x 2.17m)
With obscure glazed window (with secondary glazing) overlooking the communal gardens, 3-piece suite comprising; walk-in shower with mains fed shower over, low level WC with concealed cistern, large vanity unit with inset wash hand basin and mixer tap over, extractor fan, full height tiling to the walls, and ladder-style heated towel rail.

Private Patio
A paved area with space for a table and chairs, several plant pots, and a barbeque, perfect for enjoying the summer months, set amidst attractive communal gardens.

Cellar
Two black hinged hatch doors, located externally to the left of the main entrance, with metal ladder leading down into the cellar.

Double Garage En Bloc
With electric up and over door, power and lighting.

Communal Gardens and Grounds
The property is set within approximately 4 acres of beautifully maintained gardens and grounds, including areas of peaceful woodland. Residents are free to explore at their leisure, with woodland paths leading to a tranquil summer house, which is an ideal retreat for those seeking somewhere to relax and enjoy the natural surroundings.

Additional Information
Broadband and Mobile:
Superfast broadband speed is available in the area, with a predicted highest available download speed of 38 Mbps and a predicted highest available upload speed of 6 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE, O2 and Three being rated 'Good outdoor', and Three and Vodafone being rated 'Good outdoor, variable in-home'. For more information, please visit: https://checker.ofcom.org.uk/.

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

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-fired boiler, which is located in the kitchen.

Tenure:
The property is Leasehold, with a term of 999 years from 25th March 1977 (951 years remaining). We understand the service charge is £3600 per annum, managed by Beaudesert Park Ltd, which covers the maintenance of the gardens and grounds, buildings insurance, window cleaning, repairs/maintenance of the building and peppercorn ground rent.
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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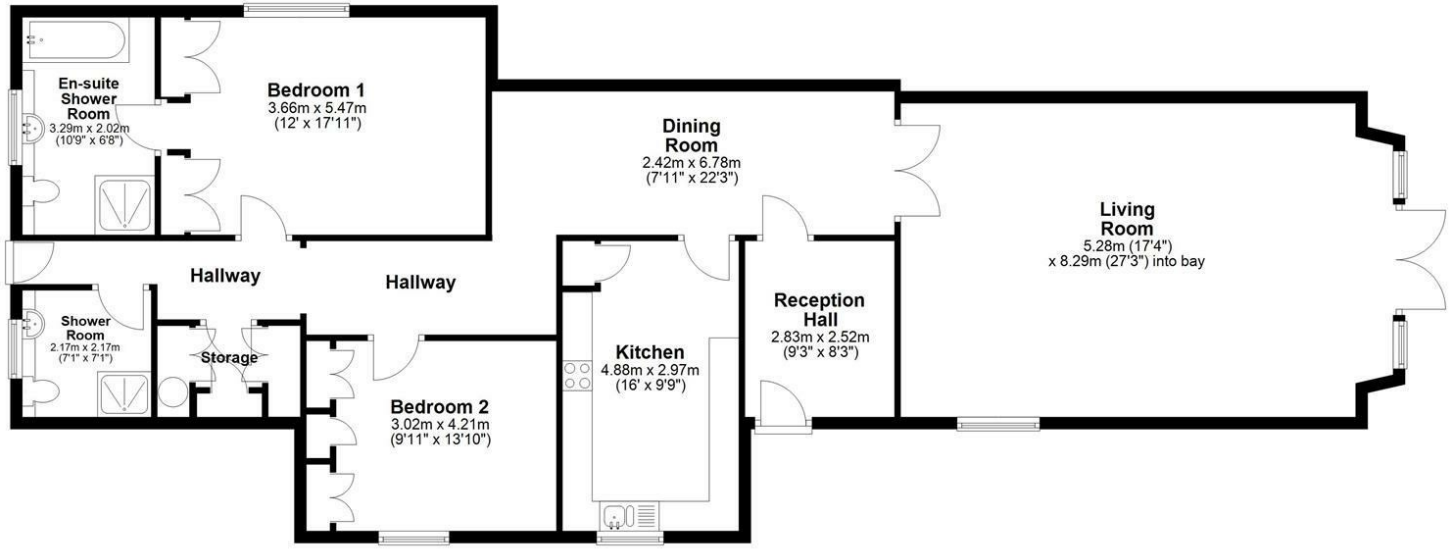
Ground Floor Apartment

Approx. 145.6 sq. metres (1566.9 sq. feet)



Total area: approx. 145.6 sq. metres (1566.9 sq. feet)

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