





KINGFISHER COTTAGE

A fabulous opportunity to purchase a beautifully presented period cottage surrounded by glorious countryside and only a mile away from the bustling town of Henley in Arden and the local amenities. Improved by the present owners, this three bedroom cottage offers bright and airy accommodation and a modern open plan ground floor feel so ideal for modern family living. With over 300 years of history, this cottage has a mix of period charm together with modern fixtures and fittings to suit today's needs.

Decorated in calm muted tones, the cottage is discreetly located in a little lane just off the Stratford Road in Henley in Arden and offers driveway parking, lovely outside space, and access to some wonderful walks nearby. On entering this super home you are immediately impressed by the character and charm it has to offer and has the benefit of beautiful limestone flooring which runs through to the living room and kitchen, with high ceilings, well-proportioned rooms some with feature exposed brick walls and ceiling beams.

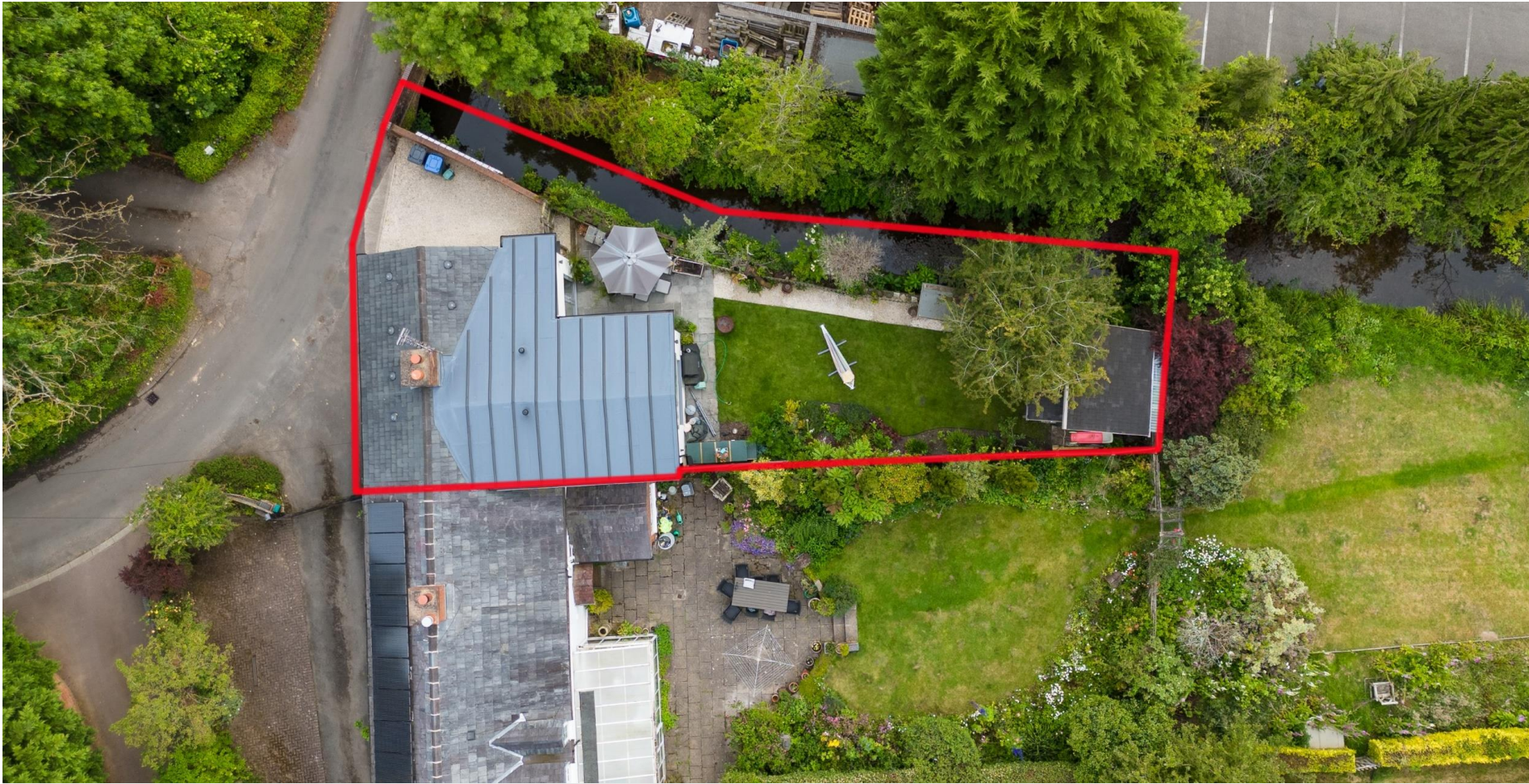
A large entrance / boot room offers lots of space for storing coats and outdoor wear with built-in bespoke cupboards, but also offers a nice seating area with fireplace should you require a second sitting room / snug.

The living room has an open plan feel and houses a wonderful wood burner for those chillier days. A dining area sits alongside and offers access and lovely views of the pretty rear garden and conveniently opens into the breakfast kitchen close by.

A modern Shaker style breakfast kitchen has an array of eye and base level units all fitted to a high standard and incorporating a range of integrated appliances and finished with Corian worksurfaces. To continue the period theme the kitchen has a lovely Belfast sink and separate pantry cupboard.

The first floor is also surprisingly spacious, offering three double bedrooms, the main bedroom having an en suite shower room and Juliet balcony, and a modern family bathroom to service the two other bedrooms.





The pretty garden can be accessed from both the bi-folds in the kitchen or through the French doors from the dining area directly onto a private patio area ideal for al fresco dining and entertaining which enjoys evening sunshine. The cottage garden is a private and peaceful place to chill especially as it sits in an elevated position next to the River Alne so the sound of nature is never too far away. With a sizeable lawn, seating area, herbaceous border, useful wood store and surrounded by mature trees and countryside beyond. To complete the outside space the garden has a useful summerhouse at the end of the garden which has light and power. The cottage also benefits from driveway parking for 2 to 3 cars.

LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside and visit. Henley-in-Arden is best known for its variety of historic buildings, some of which date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, fabulous local schooling, convenience stores, public houses, and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

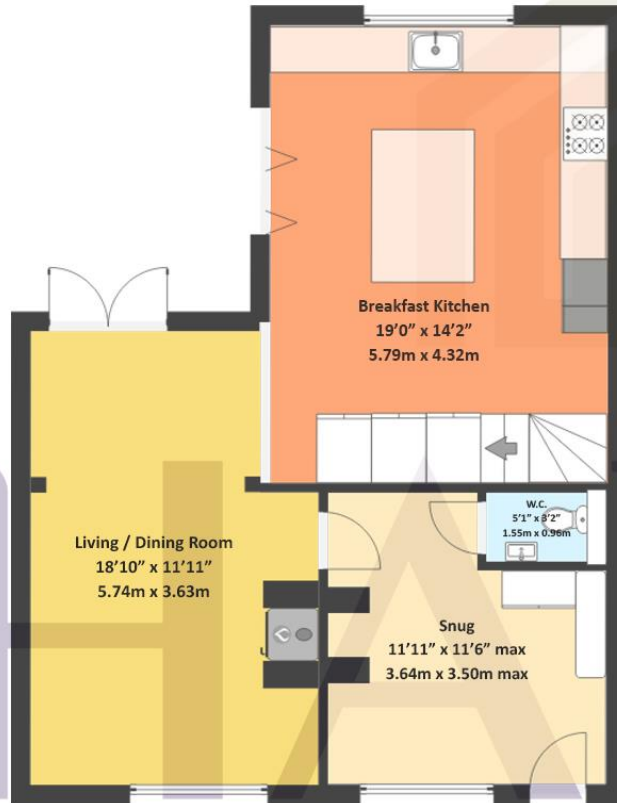




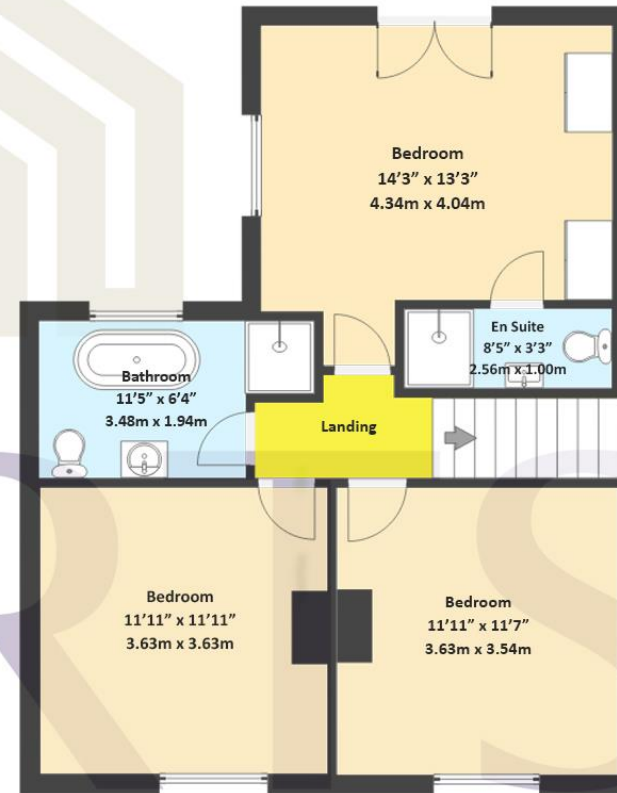


Total Internal Accommodation 116.65 square metres / 1256 square feet

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive	2002/91/EC

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