





Harts are delighted to offer for sale this beautifully presented Grade II listed cottage positioned in the heart of the ever popular Henley in Arden High St. Not only does this fabulous home ooze charm and character, but offers an additional one bedroom annex above the garage at the end of the rear garden with its own private access, kitchen and bathroom.

Orchard Garden Cottage, built during the 18th Century has been enhanced and extended throughout its life making this a very spacious, yet characterful home surrounded by other historical pretty houses. Full of original features including light oak beams to some walls and ceilings, period fireplaces, wooden flooring, plantation shutters, period style wooden doors with wrought iron door furniture, surprisingly high ceilings, and large windows allowing plenty of natural light to enter the cottage.

Unlike many period homes in Henley, this cottage has a rear detached tandem garage with parking for two cars, and with a modern one bedroom annex above ideal for visiting guests or ideal as a teenagers' suite.

This lovely flexible home must be viewed to fully appreciate the bright and beautifully presented accommodation.

**APPROACH** From the High St through a wooden stable door gives direct access into the Sitting Room.

**SITTING ROOM** A spacious sitting room with bay windows to the front elevation, feature fireplace with marble hearth, inset wooden mantle and with gas fire, internal feature window through to the dining room, understairs storage cupboard, beautiful oak staircase leads you to some of the first floor accommodation, door through to dining room and breakfast kitchen.

**DINING ROOM** A super characterful dining room with bay window to front elevation, two useful fitted corner storage cupboards, access into the breakfast kitchen.

**BREAKFAST KITCHEN** Fitted with a modern range of cream high gloss kitchen units and drawers, stone flooring, built-in Bosch washing machine, integrated Bosch dishwasher, one and a half bowl Blanco sink unit with mixer tap, integrated Bosch electric oven, Fisher & Paykel American style fridge freezer and traditional Aga oven, and waste disposal unit. The kitchen benefits from a breakfast area with space for table and chairs ideal for informal family dining.

**GUEST WC** With low flush WC and vanity wash basin.





**LIVING ROOM** Situated to the rear of the property with windows and doors to two sides allowing lots of natural light to flood this fantastic room and having access to a small private courtyard. With a beautiful feature fireplace with an extended marble hearth, inset wooden mantle over and gas woodburner style fire. French doors giving superb views and access into to the garden and terraced seating area.

#### ON THE FIRST FLOOR

**MASTER BEDROOM** Accessed via the staircase in the front sitting room and with a small landing with window to side elevation. A beautiful main bedroom with vaulted ceiling and window to rear elevation, skylights and built-in wardrobes.

**EN SUITE SHOWER ROOM** A larger than average en suite which is part vaulted and with skylights. Fitted with a tradition style hand basin set into a vanity unit with storage beneath, low flush WC, built-in storage cupboards, good size walk in shower with mains fed shower.

**BEDROOM** Accessed via the second stairs. A vaulted double bedroom with lovely high beamed ceiling, range of fitted wardrobes and window to front elevation.

**BEDROOM** A second bedroom in this area of the house with exposed timbers and built-in furniture, window to front elevation.

**FAMILY BATHROOM** With two leaded light windows to the rear elevation, built in shower cubicle with mains fed shower, bath with mixer tap and hand held shower attachment, tiling to floor and splashback areas, low flush WC and vanity hand basin with storage under.

**REAR GARDEN** A cottage style garden with good size paved terrace to the rear of the living room, lawned areas, flower and shrub borders, feature well, pathway leading down to the garage, garden lighting, garden store and pedestrian access into the tandem garage.

**TANDEM GARAGE AND PARKING** A good size tandem garage with light and power and garage doors leading out to two driveway parking space.



**MODERN ANNEX** A superb addition to the main house is this self contained annex which is located above the tandem garage and with its own private entrance and inner hallway. This space lends itself to being a wonderful guest suite, teenager hide away or even a modern office space. The accommodation briefly comprises:- double bedroom with views of the garden, open plan kitchen /living room with appliances, space for dining and living furniture depending on how the new buyers wish to use this space. A modern shower room with low flush WC, hand basin, and mains fed shower cubicle.

#### **LOCATION HENLEY IN ARDEN**

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or 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, convenience stores, public houses, fabulous schooling, 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:** NOT REQUIRED AS GRADE II LISTED

**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 - Main Building 170.40 square metres / 1,834 square feet  
 The Coach House - 31.68 square metres / 341 sq ft plus garage 40.50 square metres / 436 sq ft



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*Garage & Annex*