









## IVY COTTAGE

Harts are delighted to offer for sale this beautifully presented cottage style home ideally placed for those wishing to be close to all the local amenities Henley in Arden has to offer. Packed with a mix of modern and characterful features, this lovely home offers three bedrooms and a wonderful open-plan kitchen.

With approximately 1200 sq ft, Ivy Cottage is surprisingly spacious once you step into this beautiful home. A small garden to the front gives access through a relatively new Crittall style porch ideal for kicking off muddy boots and coats before entering into the superb open-plan dining kitchen with Herringbone flooring, large central island with storage, breakfast bar and inset Belfast sink. This stylish kitchen also offers space for cosy seating which is beneficial when entertaining friends and family.

The living room has been decorated with traditional characterful tones and features a lovely wood burner and useful understairs storage cupboard.

Surprisingly spacious accommodation greets you when you reach the first floor with a main bedroom resembling a hotel suite due to its calming colourways and raised free-standing tub with clawed feet which gives the room a true feeling of luxury. The main bedroom also benefits from a good quality en suite shower room, again with high-quality fittings and Porcelanosa tiling.

A good size guest bedroom together with the third smaller bedroom shares a separate shower room, again with Porcelanosa tiling, a feature crackle glazed sink with a bespoke vanity unit.

Accessed from the open plan kitchen diner is a small, low maintenance modern courtyard with space saving built-in seating ideal for al fresco dining in the warmer months.

The current owners park in Johnson Place where there are no time restrictions.





## 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 D

**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.



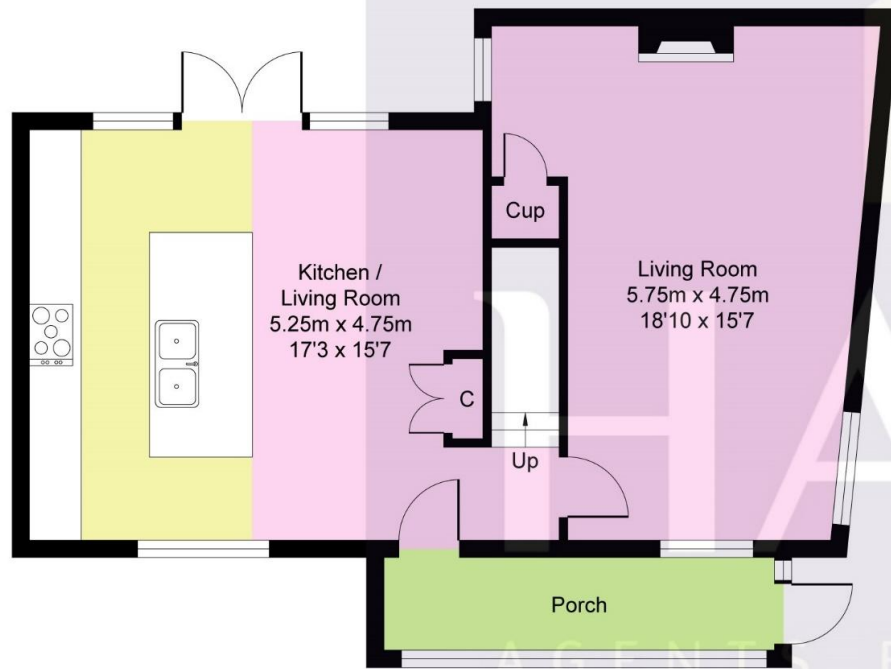




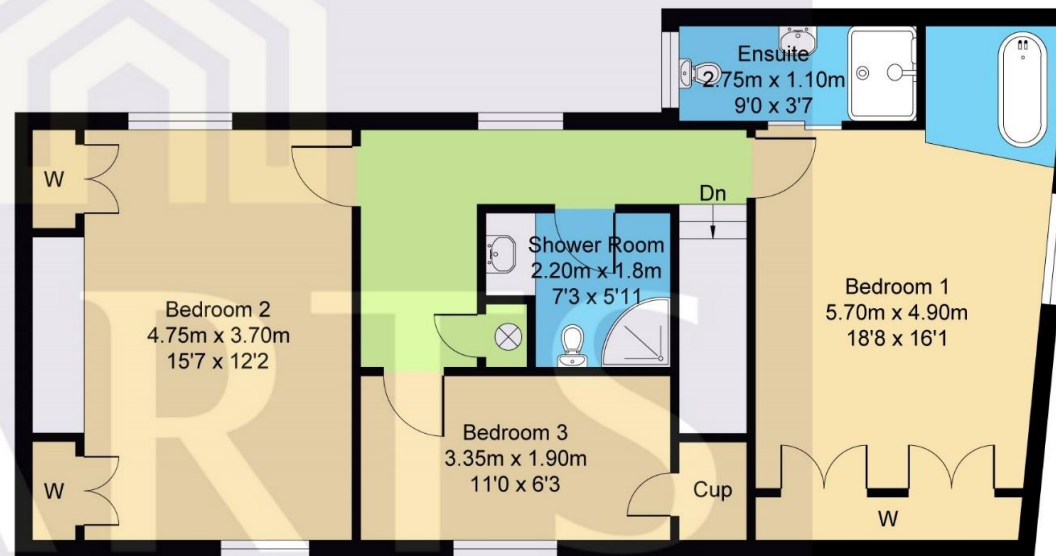
# Ivy Cottage, 2 Johnson Place, Henley in Arden

## Main House Area 1257 square feet

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		58
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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