





A fabulous opportunity to purchase a characterful Grade II listed home right in the centre of sought after Henley in Arden. Offering unique and well-proportioned accommodation with four bedrooms, open plan kitchen with family area, and a beautiful well maintained walled rear garden. Full of charm and character.

**Beam End Cottage**, built originally in the 17th Century as two small cottages now offers spacious and characterful accommodation and has been extended and modernised over many years since. The property is full of period charm and has a true sense of history once you step inside due to the period style doors, feature fireplaces, useful storage areas and of course the beautiful exposed light wooden timbers which present themselves throughout the cottage.

**APPROACH** A solid timbered door gives access directly into :-

**RECEPTION DINING ROOM** A bright and airy reception room which is currently used as a formal dining room, having sash window to front elevation with half height plantation shutters, built in window seat with storage, feature fireplace with timber surround, door to a secondary staircase to the first floor with understairs storage cupboard, door to kitchen / family room.

**SITTING ROOM** Open to the dining room, a beautifully presented reception room with sash window to the front elevation with half height plantation shutters, window seat with storage, ornate feature cast iron fireplace with tiled hearth, and inset gas fire, open built in shelving, and access to the inner lobby where you will find the main staircase, downstairs cloakroom and utility.

**INNER LOBBY WITH UTILITY AREA** With stairs rising to the first floor, space for coat storage, utility cupboard with space and plumbing for washing machine and tumble dryer

**DOWNSTAIRS CLOAKROOM** Comprising low flush WC, pedestal hand basin, useful understairs storage cupboard.

**FAMILY ROOM** A superb family room that sits at the rear of the cottage offering views and access into the rear garden through French doors and open to the breakfast kitchen, so a great space for informal gatherings and entertaining guests whilst you cook.





**BREAKFAST KITCHEN** A lovely bright country-style kitchen fitted with a range of cream fronted eye and base level units and drawers, glass fronted display unit, integrated fridge freezer, integrated range style cooker and hob with extractor over, built-in under-counter microwave, stainless steel sink and drainer with mixer tap over, integrated dishwasher, complementary granite work surfaces throughout, tall pantry unit and boiler cupboard. The kitchen is of good proportions and a large breakfast table and chairs sits well in this space and has large windows and door to the rear garden, Velux skylight.

**ON THE FIRST FLOOR** The first floor can be accessed via two staircases, (due to the fact it was once two dwellings). The main staircase leads to a split level landing.

**BEDROOM (FRONT)** With window to front elevation, high vaulted ceiling and of course characterful beams, and a small period cast iron fireplace.

**SHOWER ROOM** Fitted with a white suite comprising low flush WC, pedestal hand basin, shower cubicle with mains fed shower over, built in storage cupboard and skylight.

**BEDROOMS (REAR)** Fitted with a range of wardrobes and open shelving, window to rear elevation giving views of the pretty rear garden. This room is currently used as the home office.

**BEDROOM (REAR)**

Another bright room to the rear of the cottage with a range of fitted wardrobes and drawers and again views of the rear garden.

**BATHROOM** A white suite comprising panelled bath with hand held shower attachment over, low flush WC, hand basin set into a vanity unit with storage beneath, inset open shelving and skylight.

**BEDROOM (FRONT)** A beautiful bedroom of good proportions with a vaulted ceiling and exposed timbers, window to front elevation.



**WALLED COTTAGE GARDEN** Certainly a superb feature of the characterful home is the good size cottage garden which has been maintained and cared for by the current owners for many years. Surrounded by a beautiful brick wall and fenced boundaries, a good size patio that sits to the rear of the kitchen and family room so ideal for outside dining. The garden has a spaced lawned area, herbaceous flower beds having a selection of mature shrubs, plants and trees. A gravelled pathway leads you down the garden to a West facing seating area and a pretty summerhouse.

**PARKING** Immediately outside the front of the cottage there is room for one car to be parked in the area called 'The Lords Waste'. Additionally, residents are permitted to apply for parking permits which currently cost around £25 per year.

#### **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, deli, convenience stores, public houses, fabulous schooling, and many restaurants to choose from, and a local doctor's surgery a short walk away. For those who want to travel without taking out the car there are regular buses from Henley High Street as well as Henley Railway Station being just a short stroll away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice 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 F

**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.

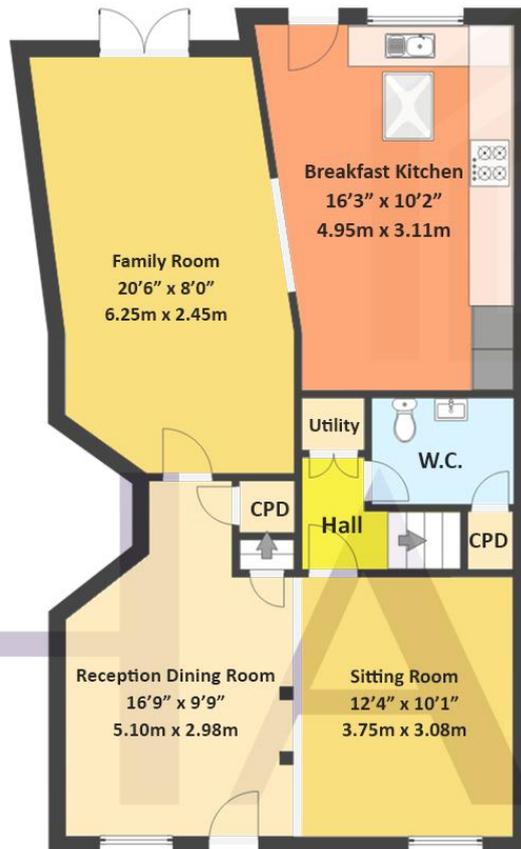




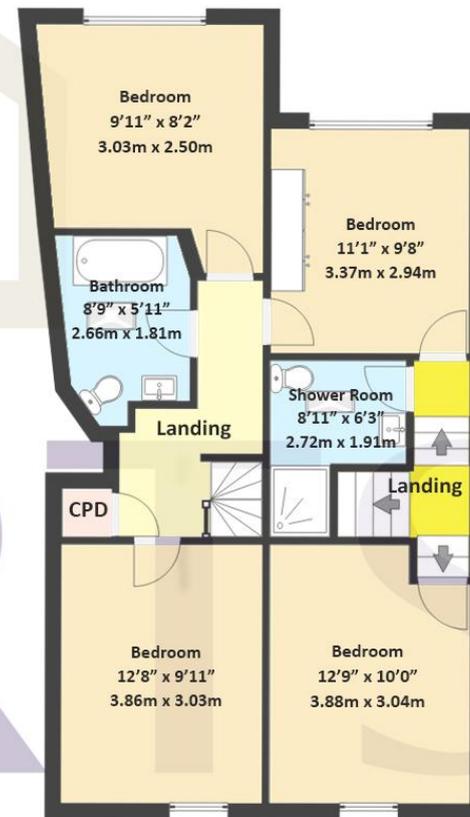
Total Internal Accommodation - 135.45 square metres / 1,458 square feet



### Ground Floor



### First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

