



**‘Brook End’ New Road, Henley in Arden  
Warwickshire B95 5HY**

*‘A very special ‘Arts & Crafts’ Grade II Listed home’*

**Guide Price  
£1,750,000**



## BROOK END

'Brook End' is an extremely special and historically important Arts and Crafts Grade II listed home situated a short walk from Henley High St. It sits proudly amongst mature grounds and gardens of around 2.3 acres. It offers lots of potential to enhance the current accommodation (obviously subject to planning consents) to meet the needs of the modern family.

Much of Brook End is currently used as it would have been in 1909 when it was built, and certainly has a feeling of grandeur as you enter the property. This beautiful home briefly comprises entrance porch, welcoming reception hall, drawing room, 'octagonal shaped' office/music room and sitting room, additional study, sun room, kitchen with adjoining dining area, guest cloakroom, laundry/utility room, boot room, additional utility area, cold pantry, gardeners' WC and a variety of storage rooms. The first floor offers five generous bedrooms and three bathrooms.

On entering this special home you will immediately recognise the simple elegance and understated shapes and good proportions this home offers. With beautiful Austrian oak woodwork including internal doors (some with original Art Nouveau door furniture), exposed beams, arched doorways, brass hearth surrounds, Gothic style glass fronted built-in display shelving, detailed arched fireplaces, exquisite oak Arts and Crafts staircase incorporating a semi-transparent screen of closely spaced balusters often used during this period.

The gardens are vast and unspoiled, and offer a blank canvass for those with green fingers to enhance and tend further. A formal walled garden with swimming pool and garden room, sweeping driveway, paddock garden, and lawned areas to the fore. With the original stables now converted into useful occasional living areas, the stable yard is now ideal for parking several cars. A gardeners' store and workshop can be found in the paddock to the rear of the house which is adorned with wild flowers and mature trees and shrubs.





Brook End was built in 1909 for the daughter of a local Member of Parliament by the renowned Architect 'Voysey' in a wonderful Arts and Crafts design.

#### About the Architect - C F A Voysey (1857 - 1941)

Charles Francis Annesley Voysey was an English architect, furniture, and textile designer with his earlier work featuring mainly designing wallpapers, fabrics, and furnishings in the Arts and Crafts style. In 1884 he joined as a member of the Ark Workers' Guild 'the core of the Arts and Crafts Movement' and was elected to the position of Master in 1924. During his lifetime he was not only a respected fabric and furniture designer, but a renowned architect of many important country houses throughout the UK and made an important contribution to the Modern Style more commonly known as British Art Nouveau. Voysey's simplicity of design caused him to be regarded as a forerunner of the modern movement.

Between 1900 and 1910 Voysey obtained a number of commissions that gave him the opportunity to design complete houses. Brook End in Henley in Arden was indeed one of these special homes and this is where he began incorporating Gothic origin into his work, namely the use of a pointed arch in the porch of Brook End.



## 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 H

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.*

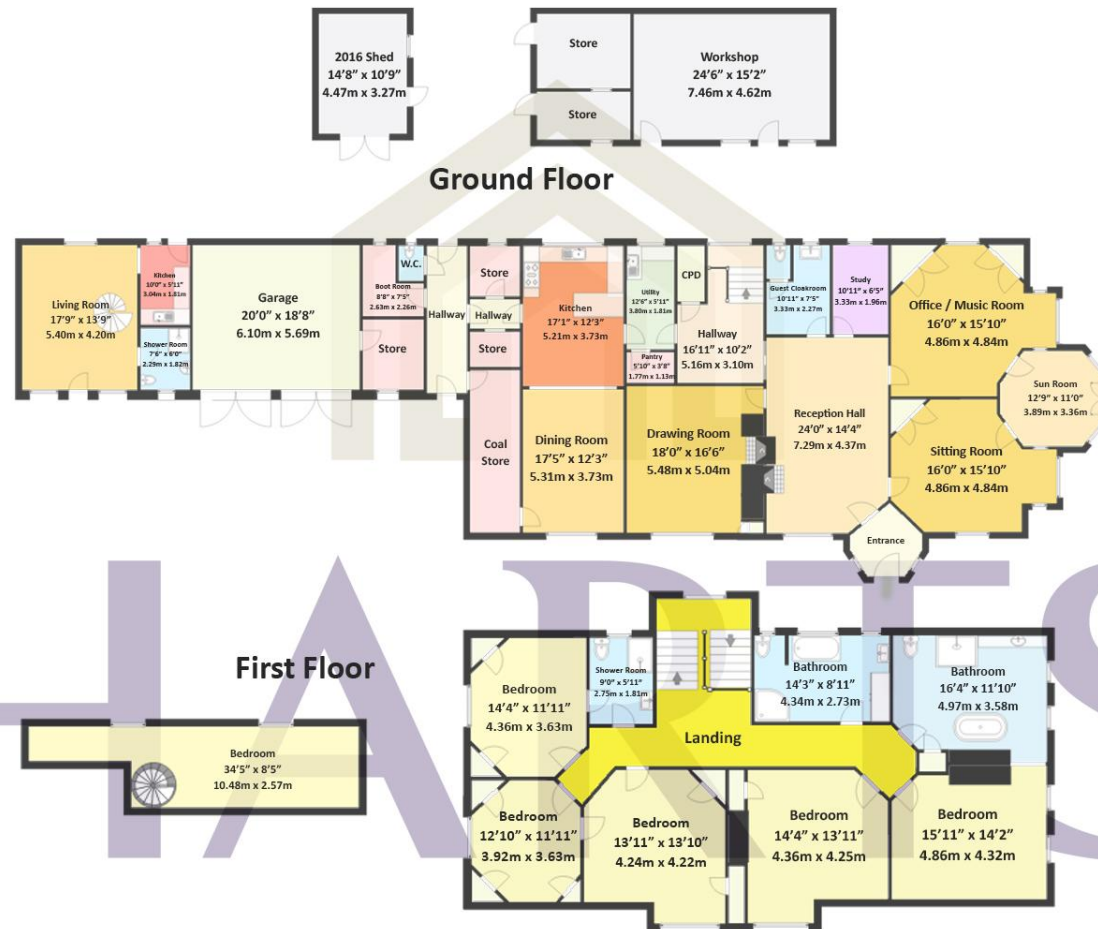
**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Internal Accommodation 452.58 square metres / 4,872 square feet



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