







Harts are delighted to launch for sale this beautifully presented modern family home built in 2019 by HCD Developments. This fabulous home is part of a small development of just four homes and offers spacious, bright and airy accommodation throughout with plenty of outside space and is conveniently placed for access to the amenities in Henley in Arden and benefits from being surrounded by glorious Warwickshire countryside.

With high quality fixtures and fittings throughout and underfloor heating to the ground floor, this beautifully finished family home offers flexible living space, ample storage and wardrobes to meet the modern needs of today's family, alongside lots of private outside space to enjoy the peaceful location.

In brief the property comprises:-

**APPROACH** The property is approached through secure electric gates into this select development of just four homes,

**WELCOMING HALLWAY** A spacious reception hall with door radiating off to the downstairs accommodation.

**LIVING ROOM** A dual aspect, well-proportioned living room with feature fireplace and coal effect fire, bi-folding doors to the front elevation, pedestrian door and window to side elevation.

**GUEST CLOAKROOM** Fitted with a modern Duravit suite comprising low flush WC and hand basin and with beautiful Porcelanosa tiling to full height.

**BREAKFAST KITCHEN** A super open plan breakfast kitchen fitted with a range of modern eye and base level units and drawers, large central island with breakfast bar and under counter storage, stainless steel sink unit with mixer tap over, Siemens integrated oven, built in Siemens microwave, Siemens dishwasher, built in fridge freezer, pedestrian doors to garden, Siemens American style fridge freezer, door to utility room. The kitchen is open to :-

**FAMILY ROOM** With feature fireplace with woodburner and bi-folding doors opening on the rear terrace and with views of the rear garden.







**DINING ROOM** Leading from family room and the reception hall is this more formal dining room with views and bi-folding doors out to the rear garden so a perfect place to entertain.

**GROUND FLOOR GUEST BEDROOM** With built-in wardrobes and French doors to outside space.

**EN SUITE** A luxurious Duravit en suite with corner shower cubicle with mains fed shower over, low flush WC, hand basin, useful storage cupboard housing the boiler and hot water cylinder. Porcelanosa tiling to full height.

**FIRST FLOOR LANDING** A spacious landing with useful walk-in storage cupboard.

**MAIN BEDROOM** A spacious main bedroom with large apex window overlooking the garden, with fitted bedroom furniture.

**EN SUITE** Luxurious Duravit modern suite comprising low flush WC, hand basin, shower cubicle with mains fed shower, velux window and Porcelanosa tiling to full height.

**BEDROOM TWO** Being dual aspect and again having a super apex window overlooking the garden and with built-in bedroom furniture.

**FAMILY BATHROOM** A wonderful luxury family bathroom with deep free standing bath tub, shower cubicle with mains fed shower, low flush WC, hand basin, velux window and with Porcelanosa tiling throughout.

**BEDROOM THREE** Another great size bedroom with apex window and built in storage cupboards and wardrobe.

**EN SUITE** Fully tiled with Porcelanosa tiling and fitted with luxurious suite comprising low flush WC, hand basin, shower cubicle with mains fed shower.



**GARDEN STUDIO** For those who want to escape the home and work quietly in the garden, then the detached studio is ideal. Equally a useful space to house gym equipment or for summertime garden entertaining.

**GARDEN** A large wrap around garden being mainly laid to lawn with paved seating areas ideal for al fresco dining and entertaining as well as a beautiful timber framed gazebo and useful bin store. A blank canvass for those buyers who want to put their own mark on their outside space.

### **GARAGING AND DRIVEWAY PARKING**

With planning for garage extension.

### **ADDITIONAL INFORMATION**

**TENURE: FREEHOLD** Purchasers should check this before proceeding. Service Charge for managed areas TBC

**SERVICES:** We have been advised by the vendor there is LPG underground tank, WATER, ELECTRICITY, AND PRIVATE 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 G

**ENERGY PERFORMANCE CERTIFICATE RATING: C** 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.

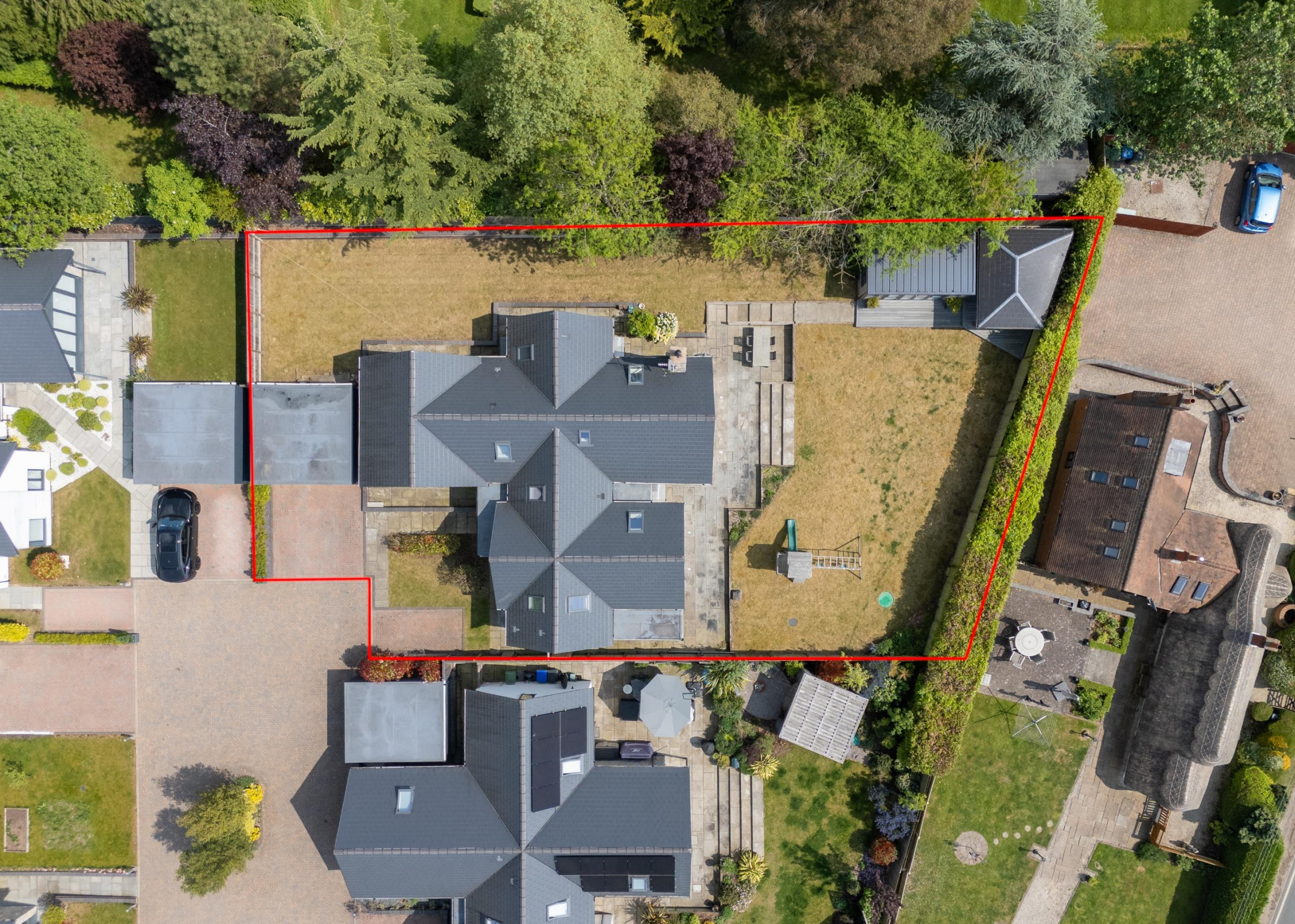
**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.











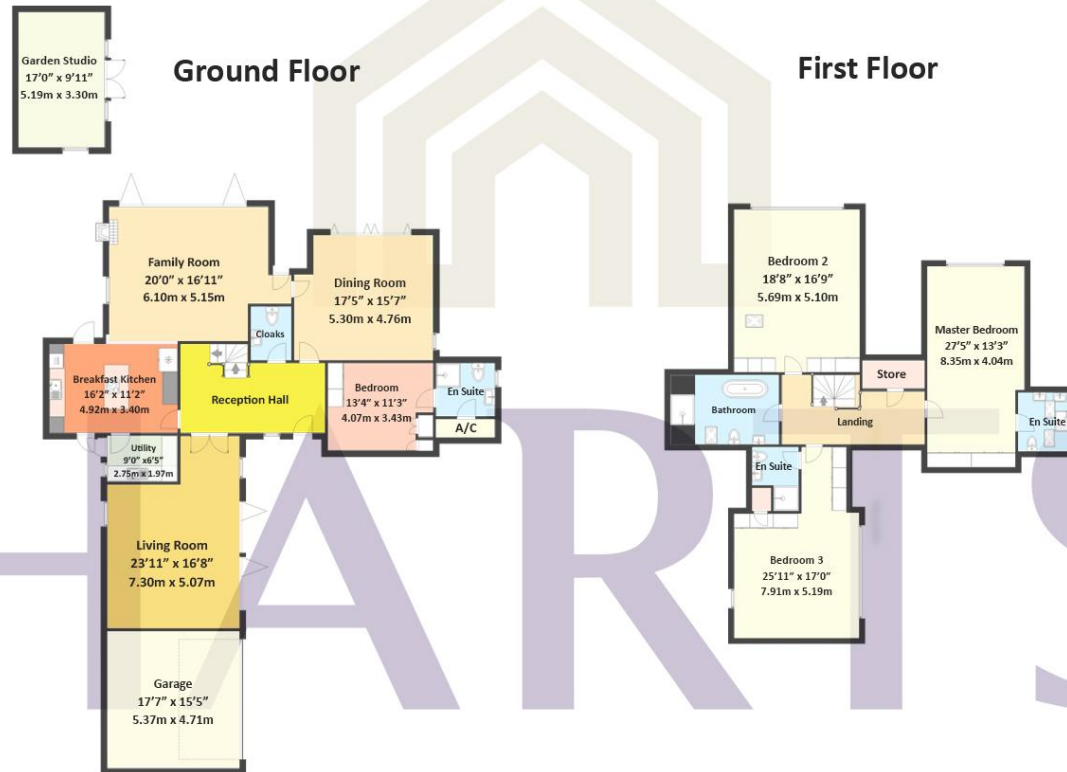




Main House Area 3,210 square feet

Outbuilding Area 169 square feet

Garage Area 287 square feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	85
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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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