





Harts are delighted to offer for sale this well-proportioned, Grade II, character family home which sits proudly on Henley High Street amongst other similar period properties.

This lovely home offers bright and flexible accommodation with predominantly high ceilings and spacious rooms; proportions one would expect from a late 18th Century Georgian home. The property is tastefully presented and decorated thoughtfully and offers many charming period features including stunning fireplaces and exposed beams.

LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque market town 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 the high street is classed as a conservation area. In the High Street you will find a variety of little shops, cafes, delis, convenience stores, public houses, and many restaurants to choose from, as well as exceptional schooling, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley which is close enough to bigger towns for even more choice of shops and eating places.

VESTIBULE With parquet flooring and wooden panelling, door leading through to:-

HALLWAY With staircase leading down to the cellar, useful storage cupboard, and doors to :-

DOWNSTAIRS CLOAKROOM Fitted with a low flush WC, vanity unit with inset wash basin and extractor fan.

LIVING ROOM A beautiful, well-proportioned reception room with exposed beam, two bay windows to front elevation with storage beneath, feature cast iron fireplace with wooden mantle and open grate, and built-in shelving.

DINING ROOM A second generous reception room ideal for formal dining and entertaining, with double glazed window overlooking the rear patio area, double glazed French doors also leading out into the rear garden, dado rail, feature Art Nouveau cast iron fireplace with ornate surround and charming inset tiling, door to:-





FITTED KITCHEN Fitted with a range of eye and base level units and drawers with complementary work surfaces over and tiling to splashback areas, inset stainless steel sink and drainer with mixer tap over, built-in Hotpoint electric double oven and grill, inset gas hob with extractor over, space for fridge freezer, space and plumbing for dishwasher, useful utility / boiler cupboard with space and plumbing for washing machine, window and French doors opening on to the rear garden, tiled floor and doors opening into:-

BREAKFAST ROOM A really flexible reception room and ideal as a breakfast room being so close to the kitchen, but could equally be a lovely snug / TV room. With exposed beam, window to the side elevation and French doors opening on to the rear garden and stairs leading up to the Studio.

CELLAR With power and lighting, a great storage space or wine store.

ON THE FIRST FLOOR With airing cupboard housing the hot water cylinder.

BEDROOM (REAR) A spacious double bedroom with lovely cast iron feature fireplace, useful built-in fitted wardrobes and window to rear elevation. Door to :-

EN SUITE SHOWER ROOM Fitted with a three piece suite comprising low level WC, pedestal wash basin, shower cubicle with mains fed shower, extractor fan, tiling to splashback areas and tiled floor. Window to rear elevation.

BEDROOM (FRONT) A second good size double bedroom position at the front of the property, with feature dado rail, ornamental cast iron feature fireplace, exposed timber and window to the front elevation.

FAMILY BATHROOM A spacious family bathroom comprising panelled bath with mixer tap and shower over, pedestal wash basin, linen store with shelving, extractor fan, tiling to splashback areas and tiled floor. Window to front elevation.



STUDIO / STUDY Accessed via a staircase from the breakfast room, this fabulous space is in a quiet area of the house so ideal for those who work or study at home.

ON THE SECOND FLOOR

SPACIOUS LANDING / STUDY AREA A super flexible space which lends itself to being a private study area or additional sitting room for the second floor bedroom.

BEDROOM (FRONT) Another good size double bedroom with exposed timbers, window to front elevation and door to :-

DRESSING ROOM / OCCASIONAL BEDROOM With window to rear elevation.

REAR GARDEN A private, East-facing rear garden, mainly laid to lawn with paved patio area and surrounded by mature trees and shrubs.

ON STREET PARKING There is no private parking with this High St home, but permit parking is available through the local authority.



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

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.



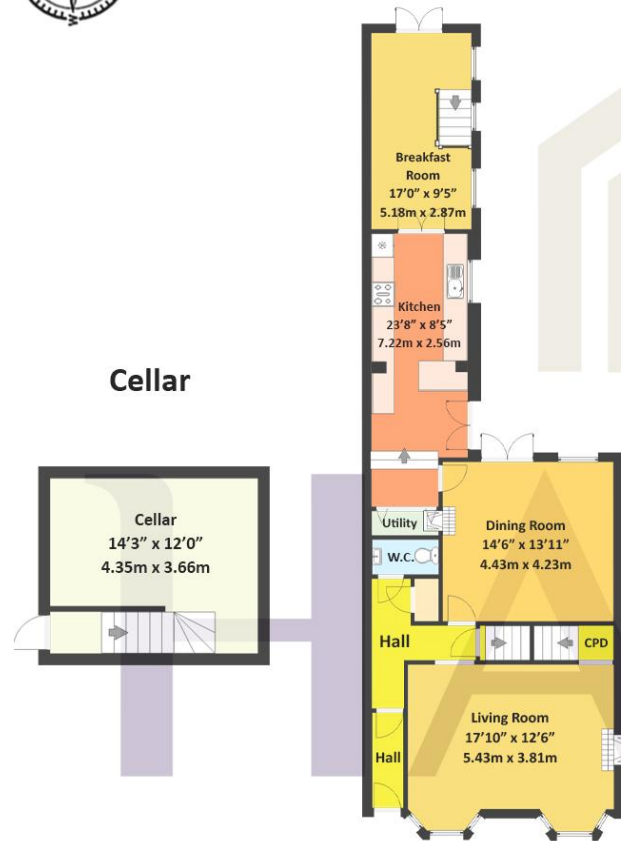






Total Internal Accommodation 216.90 square metres / 2,335 square feet

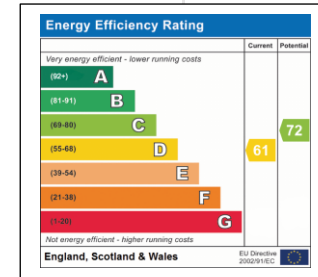
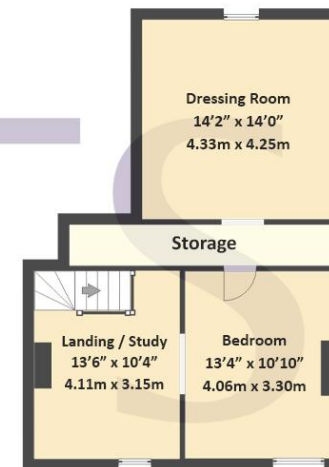
Ground Floor



First Floor



Second Floor



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