



40 Chingley Bank, Henley in Arden
B95 5LX

Guide Price
£595,000



Set in a fabulous cul-de-sac location on the edge of the picturesque town of Henley in Arden, this four-bedroom detached home offers a superb opportunity to create your dream family residence. Positioned in an elevated spot, the property boasts well-proportioned rooms throughout, providing a wonderful canvas to update and refurbish to your own taste.

On entering you step inside to a welcoming hallway which gives access to the large dual aspect living and dining room which immediately captivates with its bright and inviting atmosphere, allowing an abundance of natural light to flood the space. Having the adjoining dining area creates a perfect setting for both relaxed family life and entertaining guests. Complementing this is a modern fitted kitchen with breakfast bar, thoughtfully designed with a separate utility room to keep everyday chores discreet and efficient.

The ground floor layout is truly versatile, featuring a convenient double bedroom complete with Juliet balcony and with en suite facilities—ideal for guests, multi-generational living, or a peaceful retreat. Also on the ground floor is a useful study, which can easily double as a home office or playroom, catering to the needs of today's flexible lifestyles.

Upstairs, three further spacious bedrooms await, along with two additional bathrooms, one being an ensuite. The bedrooms offer generous storage and some with tranquil views across the beautiful mature rear garden. One of the bedrooms has a superb balcony terrace with enough space for a table and chairs or recliners, so to enjoy the afternoon and evening sunshine.

The beautifully maintained garden, with its Westerly aspect, is this homes standout feature, providing a private and serene outdoor space for alfresco dining, children's play, gardening, or simply unwinding after a busy day.



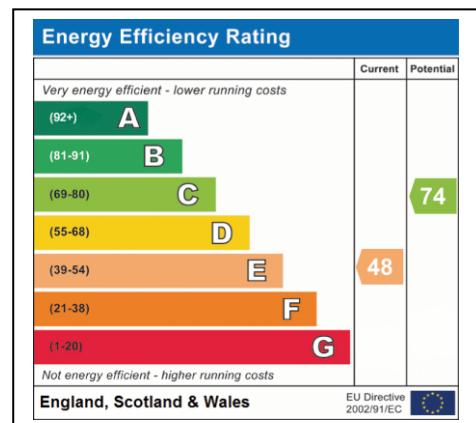


Externally, the property benefits from substantial driveway parking and a double garage, ensuring ample space for vehicles and additional storage.

This desirable location perfectly combines peaceful cul-de-sac living with close proximity to Henley in Arden's array of shops, schools, train station, and amenities.

In summary, this four-bedroom detached home presents a rare and exciting prospect to put your personal stamp on a spacious and well-situated property in one of the area's most sought-after neighbourhoods.

With its flexible accommodation, excellent location, and potential for improvement, early viewing is highly recommended.



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. 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 E

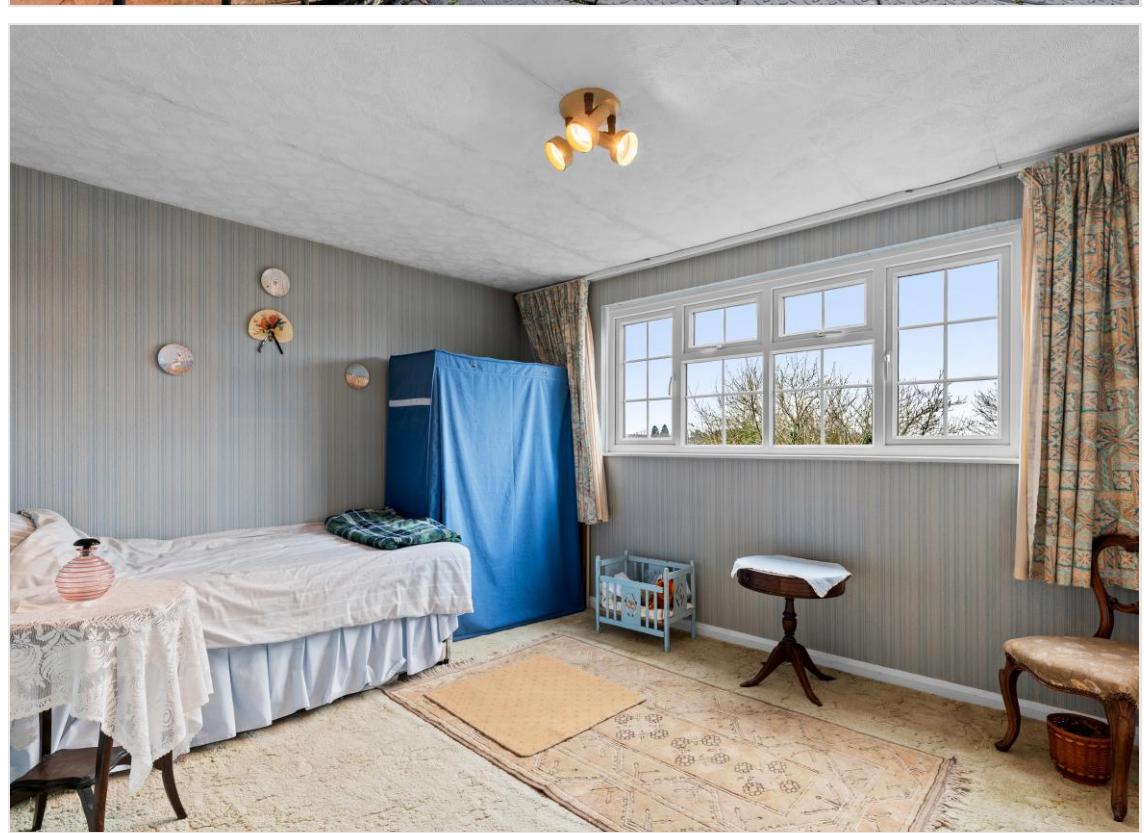
ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.

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.







Internal Living Area 1,796 square feet / 166.87 square metres

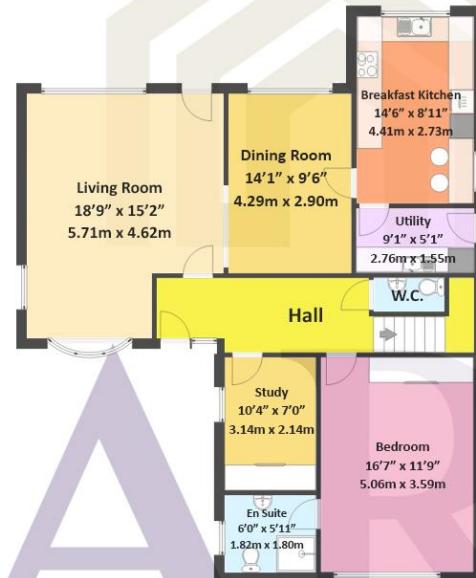
Plus Garage 363 square feet / 33.70 square metres



Lower Ground Floor



Ground Floor



First Floor



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