



'Eostra' Meadow Rise, Ullenhall
Henley in Arden B95 5PY

Guide Price
£720,000



'Eostra'

Set in the heart of the sought-after village of Ullenhall, this beautifully presented and tastefully decorated family home offers a perfect blend of modern comfort and cosiness. Boasting three well-proportioned bedrooms, two spacious reception rooms, and a useful ground floor office, this property is ideal for families or professionals seeking a peaceful yet connected lifestyle.

The home features a charming Shaker style fitted breakfast kitchen, a wonderful main bedroom with a generous en suite, and a well tended private rear garden complete with a delightful pergola seating area, making it a perfect space for both entertaining and relaxation.

Ullenhall is a picturesque and highly desirable village known for its tranquil ambiance and strong community spirit. Surrounded by stunning Warwickshire countryside, residents enjoy easy access to rural walks, nearby amenities, and a good local public house. The village benefits from excellent transport links to nearby towns such as Henley-in-Arden and Stratford-upon-Avon, providing a perfect balance between country living and connectivity to larger urban centres.

Upon entering the home, you are greeted by a welcoming hallway that leads to a downstairs cloakroom and doors leading off to the living accommodation. A well-appointed ground floor office at the rear of the house, ideal for those working from home or requiring a quiet study space, and a handy utility room, both add to the practical aspects of this residence.

The two reception rooms provide ample space for relaxing or socialising, each tastefully decorated to create warm and inviting atmospheres, with double doors in between which can be opened up on occasions for larger family gatherings.

The Shaker style fitted breakfast kitchen combines timeless design with modern functionality. It offers plenty of storage, work surfaces, and space for casual dining, making it perfect for family breakfasts and informal meals. The well tended private rear garden presents a serene outdoor retreat featuring a charming pergola seating area – an ideal spot for alfresco dining or simply enjoying the peaceful surroundings.





Upstairs, the three well proportioned bedrooms ensure comfort and privacy for all household members. The wonderful main bedroom stands out, boasting a good-sized en suite that offers a luxurious and convenient addition. The remaining bedrooms are bright and airy, sharing a stylish family bathroom designed with both form and function in mind.

Additional benefits include a single garage and driveway parking, providing ample space for vehicles and extra storage. This exceptional family home in Ullenhall perfectly combines traditional elegance with a country living feel, creating a delightful residence that is ready to welcome its next owners.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. The property has OIL HEATING.

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: D We can supply you with a copy should you wish.

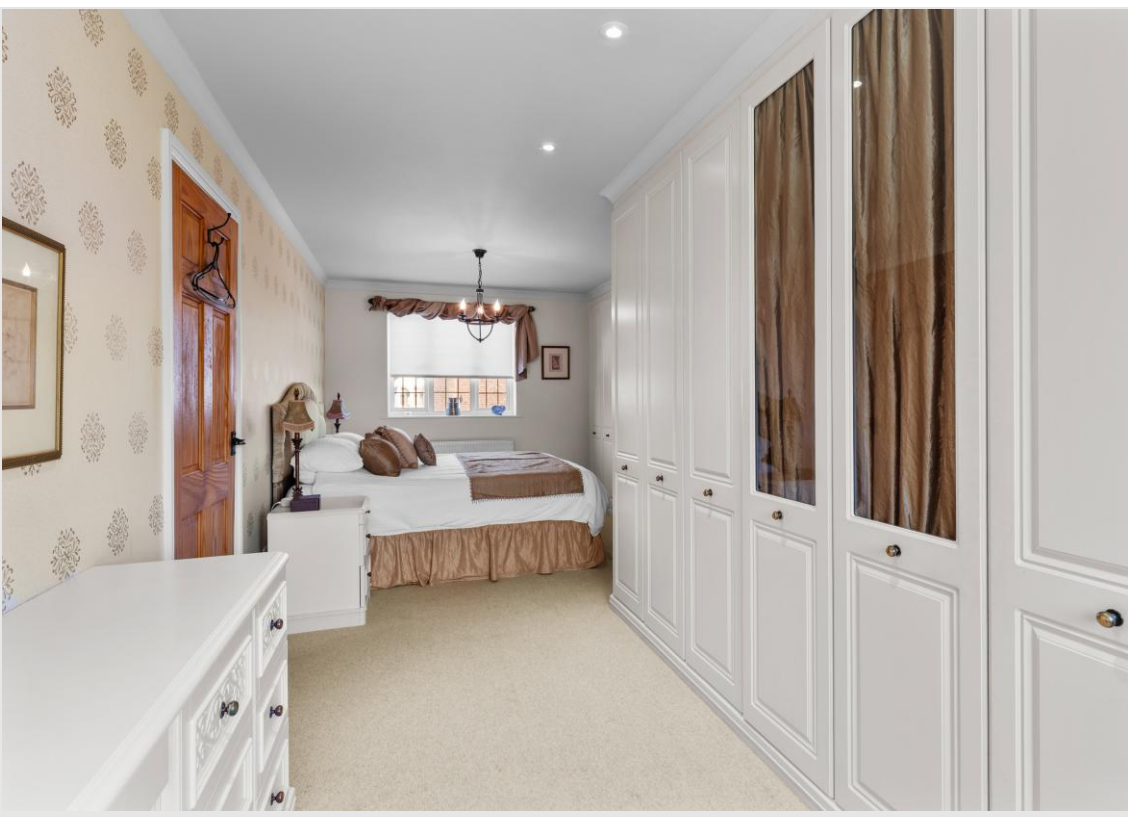
VIEWING: By appointment only

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.





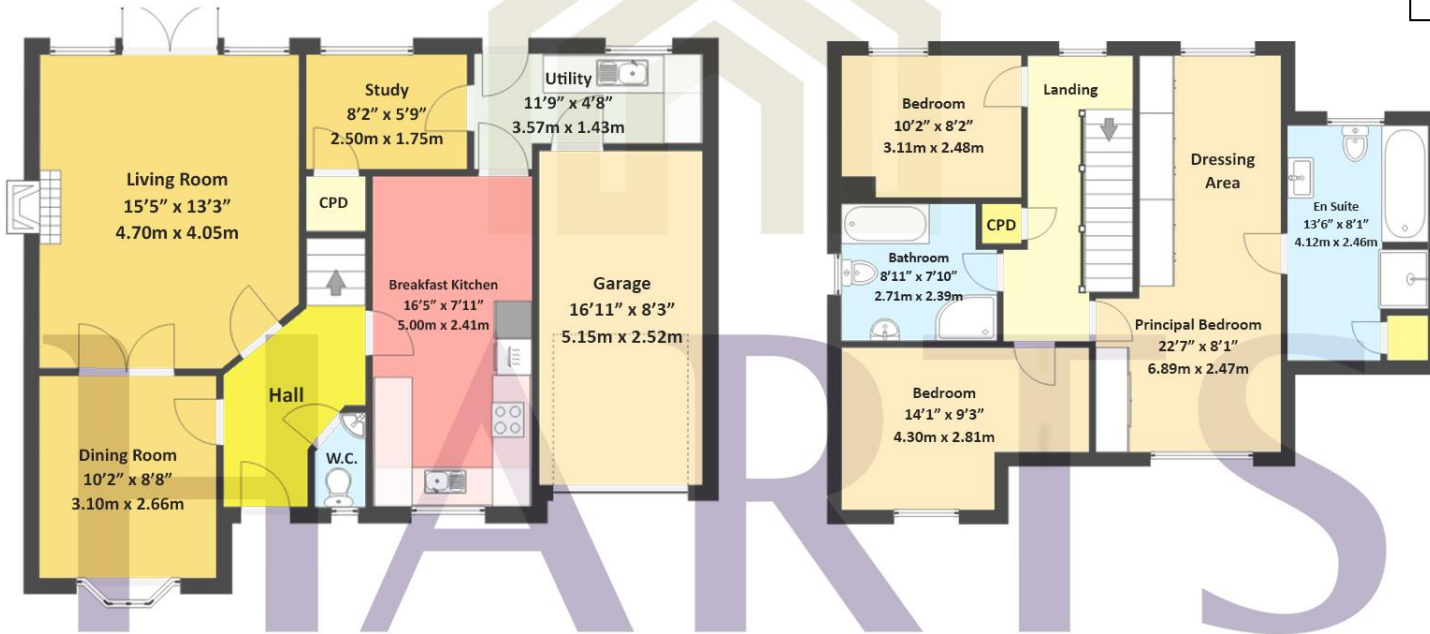




Internal Living Area 1,421 square feet / 132.03 square metres
Plus Garage - 140 square feet / 12.96 square metres

Ground Floor

First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 73 |
| (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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