





WESTFIELD

Discover this stunning four-bedroom, three-bathroom period cottage nestled in the highly sought-after village of Ullenhall. Imbued with timeless character and finished to a high standard, this elegant home effortlessly combines classic charm with modern living.

The property boasts a fabulous open plan kitchen, dining, and family area featuring a vaulted ceiling that floods the space with natural light, creating a warm and inviting atmosphere. Alongside this, a generous entrance hallway, a downstairs cloakroom and a separate utility room provide practical functionality, while the superb annex offers a versatile living space complete with a living room, bedroom, kitchen, and en suite, ideal for guests or multi-generational living.

Set in the picturesque and tranquil village of Ullenhall, this property benefits from a peaceful countryside environment while maintaining convenient access to local amenities in Henley in Arden, and excellent transport links. Ullenhall is renowned for its charming rural setting, country houses, and a strong community feel, making it an ideal location for families and those seeking a serene lifestyle without compromising on accessibility.

Step inside to the elegant formal drawing room, where a feature fireplace serves as the focal point, exuding warmth and character that complements the period details throughout the home. The main house comprises three well-proportioned bedrooms, each thoughtfully designed to offer comfort and space, with the principal bedroom benefitting from both a spacious dressing room and a luxurious en suite bathroom, providing a private retreat. The additional bathrooms are finished to a high specification, ensuring convenience and style across the residence.

The heart of the home lies in the stunning open-plan kitchen, dining, and family area. The vaulted ceiling amplifies the sense of space and light, making this the perfect spot for entertaining or relaxed family living. Ample storage and contemporary fittings enhance functionality, while the seamless layout encourages a natural flow between cooking, dining, and socialising. The utility room offers essential practicality, and the downstairs cloakroom adds convenience for residents and guests alike.







Complementing the main cottage is a superb annex that provides an independent living area. Complete with a living room, bedroom, kitchen, and en suite, this versatile space is perfect for accommodating visitors, providing a home office, or creating a private suite for extended family members, all while maintaining a sense of privacy.

Outside, the property is surrounded by beautifully maintained mature gardens, featuring private seating areas where you can relax and enjoy the peaceful countryside setting. The extensive mature garden provides the perfect backdrop for outdoor gatherings or quiet reflection throughout the seasons. Additionally, a double garage and a brick-built store offer ample space for vehicles and storage, enhancing the practicality of the property.

Combining period elegance with contemporary comforts, this exquisite cottage in Ullenhall presents a rare opportunity to own a quintessential country home in a desirable village setting. With its superb annex, spacious interiors, and beautiful gardens, this property is sure to appeal to discerning buyers seeking a blend of character, space, and versatility.



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. There is OIL HEATING connected to this property.

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

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.







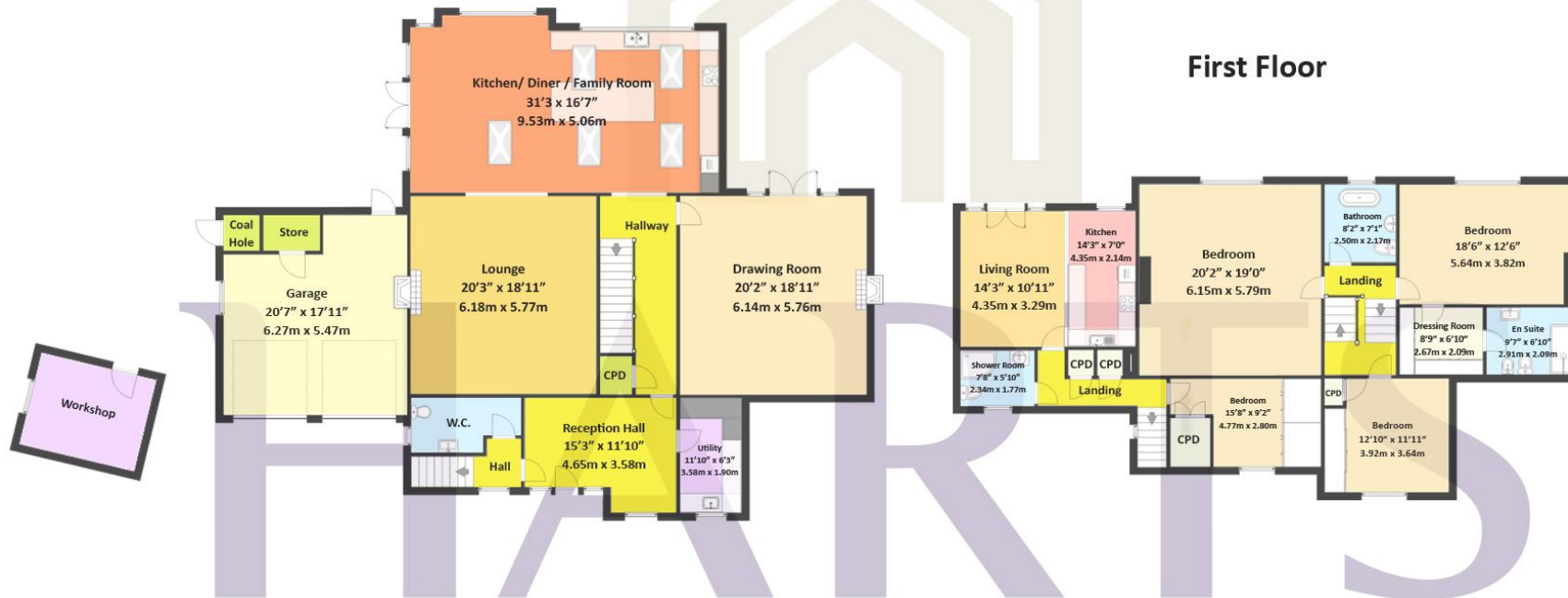


Internal Living Area 3,699 square feet / 343.63 square metres
 Plus Garage 340 square feet / 31.57 square metres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Ground Floor

First Floor



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