



19 Brook End Drive, Henley in Arden  
B95 5JA

Guide Price  
£650,000



Set in a sought-after road in the picturesque market town of Henley-in-Arden, this spacious five-bedroom detached family home presents a fabulous opportunity to acquire a substantial residence with immense potential to update and enhance according to your personal taste. Boasting two well-proportioned reception rooms, an inviting country-style breakfast kitchen opening into a generous family area, this property delivers versatile and comfortable living spaces to suit a growing family's needs. Complemented by a single garage, driveway parking, and conveniently positioned within easy reach of Henley High Street.

Henley-in-Arden is a historic and vibrant town known for its medieval heritage and friendly community atmosphere. Renowned for its quaint high street lined with characterful architecture, shops, cafes, and restaurants, it offers an ideal balance of market town charm and local amenities. Well-regarded schools, excellent transport links to nearby Stratford-upon-Avon, Birmingham, and the M40 motorway, alongside river walks, park and recreational facilities, make this location particularly desirable for families.

Step through the enclosed porch into a welcoming hallway, and you'll find a thoughtfully laid out living space that begins with two spacious reception rooms, providing plenty of room for both formal entertaining and relaxed family gatherings. The front lounge is bright and inviting with a feature electric fire, perfect for cosy evenings, while the second reception room at the rear of the property offers a good size dining room or playroom depending on your requirements.

The heart of the home features a delightful country-style breakfast kitchen equipped with a central island, Belfast sink, large Range cooker, and plenty of kitchen cupboards, creating ample workspace and storage. This area seamlessly flows into a good-sized family room with views and access into the rear garden, making it an ideal hub for everyday living and socialising. Whether you're preparing meals or enjoying family time, this open plan design encourages a warm and inclusive atmosphere.





Practicality is further enhanced by a downstairs WC and a separate utility room, adding convenience and functionality to the ground floor. Upstairs, the property includes four generous double bedrooms, each offering flexible accommodation space, complemented by a fifth single bedroom which could alternatively serve as a study or home office. This makes the home perfectly adaptable to suit a variety of lifestyle needs.

For family comfort, there is a main bathroom alongside an additional shower room, ensuring ample facilities for busy mornings and guests alike. Outside, the property benefits from a single garage and driveway providing off-road parking, while the garden offers a peaceful outdoor space waiting to be personalised.

Overall, this five-bedroom detached house in Henley-in-Arden represents a wonderful opportunity for those looking to secure a spacious and adaptable family home in a highly sought-after location. With the potential to enhance and modernise further, combined with excellent local amenities and transport links, we strongly recommend an early viewing to fully appreciate everything this property has to offer.



## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

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:** TBC 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 1,975 square feet / 183.45 square metres

EPC Graph



Ground Floor

First Floor

