





## GRANBY HOUSE

Discover this exceptional five-bedroom Grade II listed character home, perfectly positioned in the sought-after market town of Henley in Arden. Steeped in history and brimming with charm, this 18th-century property has been lovingly maintained to combine period features with modern conveniences.

Offering flexible accommodation across three floors, including four / five reception rooms, (one of which lends itself to being a ground floor bedroom), and there's also a useful cellar, it is an ideal family home that effortlessly blends character with functionality. The property boasts a modern fitted kitchen, a separate utility room, and a downstairs shower room for added practicality, three well-proportioned reception rooms alongside a cosy snug and a ground floor study that provide versatile living spaces for every need. Outside, enjoy a private rear garden and a hidden double garage, a rare find in a home situated on the High Street.

Henley in Arden is a vibrant and historic market town renowned for its strong sense of community and charming streets lined with independent shops and traditional pubs. Its convenient location offers excellent transport links to Birmingham and Stratford-upon-Avon, making it ideal for commuters seeking village life with easy city access. The town's excellent local amenities, schools, and regular community events create a welcoming environment for families and residents alike.

Step inside this remarkable home and be greeted by an inviting dining hallway that leads into the heart of the property. The ground floor accommodation includes a spacious study, perfect for those working from home, and a cosy snug that provides a peaceful retreat away from the main living areas. There are three well-proportioned living rooms, each boasting an abundance of period features such as exposed beams and traditional fireplaces, ideal for entertaining or relaxing with family. The modern fitted kitchen offers ample storage and workspace, complemented by a separate utility room that helps keep household chores discreet.





Completing the ground floor is a convenient shower room, therefore, having a ground floor bedroom would suit the layout perfectly and add to the home's versatility and functionality. Upstairs, four comfortable bedrooms are spread over two floors, with one second floor bedroom benefitting from an en suite and dressing area, providing flexible sleeping arrangements for larger families or the potential for guest and hobby rooms. Throughout the house, the blend of character and modern touches creates a warm and welcoming atmosphere, making it easy to settle in and feel at home.

To the rear, the private garden offers a tranquil outdoor space, perfect for alfresco dining, gardening, or play, all within a secure and discreet setting. Complementing the garden is a hidden double garage, a unique benefit for a home in this location, providing ample parking and additional storage.

This intriguing period property represents a rare opportunity to acquire a substantial family home in one of Henley in Arden's most desirable locations. With its rich history, spacious and flexible accommodation, and excellent local amenities on your doorstep, it is a must-see for those seeking a characterful and practical home within a thriving community.



### 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

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.







# Granby House, 279 High ST, Henley In Arden

Main House Area 2422.20 square feet

Garage Area 403.10 square feet

Total Area 2825.30 square feet



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