





Harts are delighted to present this beautifully presented and tastefully decorated three-bedroom period cottage, perfectly situated in the heart of the picturesque market town of Henley in Arden. Arranged over three floors, this charming home expertly combines modern comforts with an abundance of character features, offering a comfortable and stylish living environment. Refurbished to a very high standard by the current owners, the property boasts a delightful blend of period charm and contemporary design, including exposed timbers, oak doors with period-style fittings, and stylish plantation shutters.

Outside, a spacious courtyard garden provides a peaceful retreat with direct access from the modern fitted breakfast kitchen, complemented by a single garage and private parking space to the rear—making this an exceptional home not to be missed.

Henley in Arden is renowned for its captivating historical appeal and vibrant community spirit. This charming market town offers a wealth of amenities including a variety of shops, award-winning pubs, quaint cafes, and well-regarded schools. With excellent road and rail links to Birmingham, Stratford-upon-Avon, and surrounding Warwickshire countryside, it's an ideal location for those seeking a blend of rural tranquillity and convenience. The town regularly hosts local events and markets, providing a wonderful lifestyle for families and professionals alike.

Stepping into the characterful living room immediately draws you in with its warm ambiance and feature fireplace, creating a perfect space for relaxation or entertaining guests. The generous reception room benefits from original exposed beams and tasteful décor, highlighting the home's period heritage while maintaining a welcoming atmosphere. Adjacent to the living area, the modern fitted breakfast kitchen is a true highlight, featuring contemporary units, integrated appliances, and a versatile dining area that opens directly onto the courtyard garden—ideal for al fresco dining and enjoying the outdoors in privacy.





Additionally, the ground floor accommodates a convenient downstairs WC / Wet Room just off the entrance hallway, thoughtfully designed for practicality and ease of living. Upstairs, over two floors, there are three well-proportioned double bedrooms, each offering ample natural light and charming period details one would expect to find in a home of character. The bedrooms are complemented by a beautifully refurbished bathroom, finished to a high standard and fitted with modern suites that blend seamlessly with the home's traditional character.

Externally, the spacious courtyard garden offers an inviting and low-maintenance outdoor area, perfect for al fresco dining and entertaining or those simply wishing to unwind in a tranquil setting. Beyond the garden, a single garage with a very useful utility room attached, a private parking space provides secure accommodation for vehicles and additional storage, a rare and valuable feature in this town centre location.

This delightful period cottage skillfully balances the elegance of its historic roots with the convenience of modern living, making it an ideal choice for anyone seeking a ready-to-move-in home with character. Whether you are looking for a comfortable family residence, a convenient lock-up-and-leave home, or a picturesque retreat within a vibrant community, this property offers an exceptional lifestyle opportunity in one of Warwickshire's most sought-after market towns.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. There is a residence charge of approx. £270.00 half yearly to cover the cost of maintaining of the shared driveway and giving access to the parking space and garage.

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

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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.





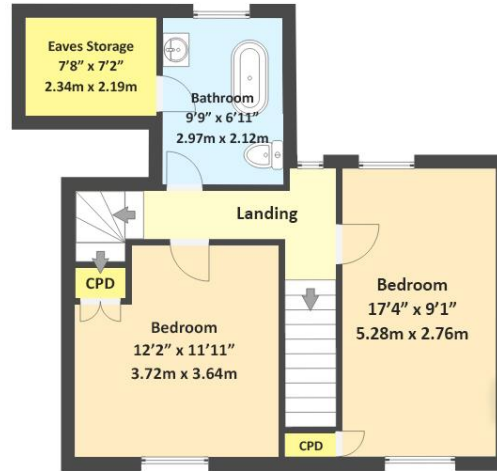




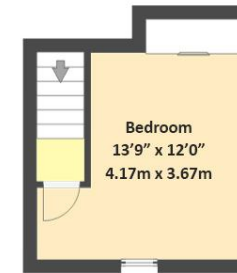
Internal Living Area 1,385 square feet / 128.70 square metres (including garage)



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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