



The Aspen, Mayfield Farm
Henley in Arden, Warwickshire
B95 5JJ

Guide Price
£900,000



The Aspen

A stunning four-bedroom detached house offering an exceptional family home walking distance to the charming market town of Henley in Arden. Boasting generously sized reception rooms and well-appointed bathrooms, this property combines modern comfort with classic style, perfectly suited to those seeking ample living space and elegant surroundings. Set within substantial gardens and complemented by a private driveway with parking for ample cars. The home presents an unmissable opportunity to enjoy countryside living with excellent local amenities on your doorstep.

Henley in Arden is renowned for its picturesque setting in the Warwickshire countryside and its vibrant community spirit. The town itself is steeped in history, offering a range of independent shops, cafes, restaurants, and traditional pubs, creating a quintessential English village experience. Well-regarded schools, easy access to transport links including the nearby M40 motorway, and excellent rail connections to Birmingham and London make this an ideal location for families and professionals alike. Outdoor enthusiasts will appreciate the nearby parks, walking trails, and green spaces that add to the town's natural charm.

Upon entering the property, you are greeted by a spacious and welcoming hallway, with downstairs cloakroom and doors leading through to the ground floor accommodation and stairs to the first floor.

The kitchen/breakfast room is a standout feature of the home. Well-equipped with modern units and integrated appliances, it offers ample workspace alongside a dining area and double doors open out onto the rear garden, enhancing the flow from indoor to outdoor living and making this a perfect space for entertaining. Separate sitting room with double doors again, leading out to the rear garden and there is also a separate study with a window overlooking the front garden. A convenient utility room and downstairs cloakroom complete the ground floor, ensuring practicality is at the forefront of this home's design.

Upstairs, the master bedroom enjoys the benefit of an en-suite bathroom, complete with a walk-in shower and Grohe thermostatic rainfall shower and a Juliett balcony overlooking the rear garden, providing a private retreat for the homeowners. Three further well-sized bedrooms share access to the family bathroom, designed with both family convenience and comfort in mind. Each bedroom benefits from ample storage and built-in wardrobes.

Outside, the property is set within well-maintained gardens, predominantly laid to lawn which create a peaceful and attractive space to enjoy. To the front, a driveway offers parking for several vehicles there is also an Electric vehicle charging point. This home perfectly complements the relaxed lifestyle of Henley in Arden, combining privacy, space, and accessibility.

In summary, this four-bedroom detached house represents a wonderful opportunity to acquire a delightful family home in one of Warwickshire's most sought-after locations. With its superb balance of living and entertaining spaces, quality fittings, and gardens, it is sure to appeal to discerning buyers looking for comfort, style, and a strong community atmosphere.

Agents Note - Some photos are computer generated images and are for illustrative purposes only.

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 heating connected to the property with heating provided by an Air Source Heat Pump. 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: TBC

Energy Performance Rating: TBC

Viewings: 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.

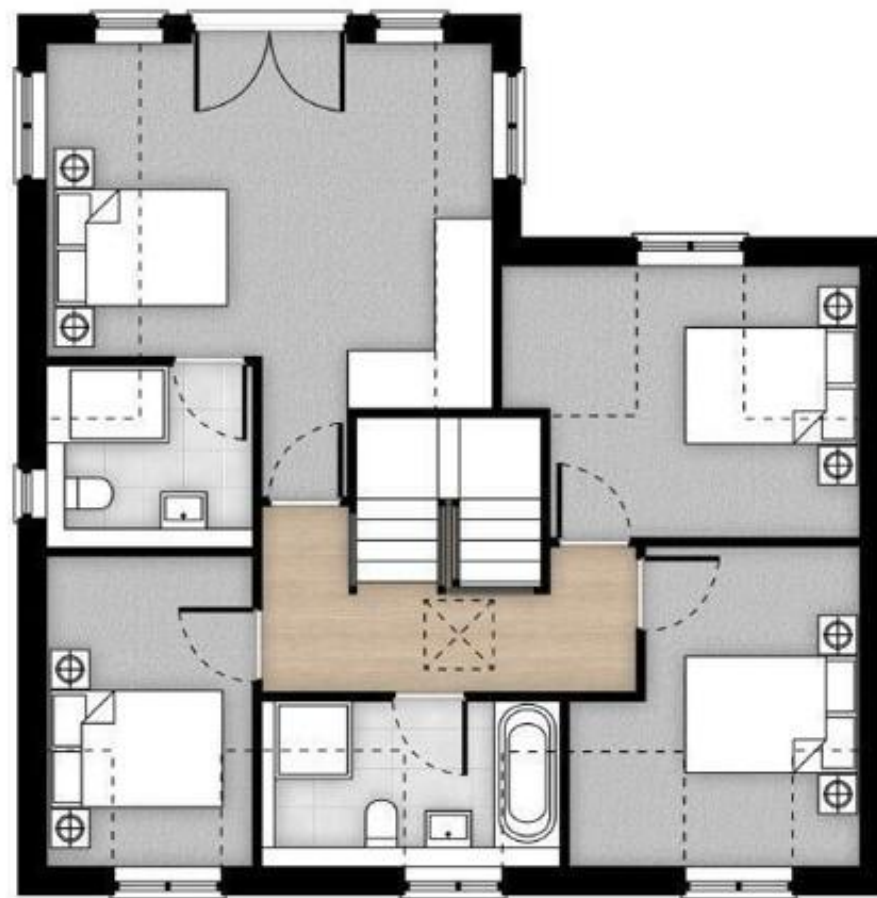
Money Laundering Regulations

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.

PLOT 4



Ground Floor



First Floor