





Meadow View

Discover this charming and beautifully presented 2 bedroom, 2 bathroom detached bungalow nestled in the picturesque and sought-after village of Henley-in-Arden. Combining comfortable living with a sense of private tranquility, this delightful home offers a perfect opportunity for those looking to enjoy one-level living without compromising on space or style. making it ideal for couples, small families, or those seeking a quiet retreat in a highly desirable location.

Henley-in-Arden is a quintessential English market town located in the Stratford-on-Avon district of Warwickshire. Renowned for its historic charm, the village boasts an excellent range of local amenities, including boutique shops, traditional pubs, and fine dining establishments. It benefits from strong transport links, with a railway station offering direct trains to Birmingham and Stratford-upon-Avon, making it perfect for commuters. Surrounded by beautiful countryside, Henley-in-Arden also offers numerous walking paths and recreational facilities, appealing to those who appreciate both convenience and a rural lifestyle.

Step inside this inviting bungalow and you are greeted by a spacious hallway, with cloakroom which then leading through to the kitchen dining family room with attractive vaulted ceiling. . These rooms are flooded with natural light with the family/dining area having double doors that lead out to the rear garden area. Adjacent to the family/dining area is a fully fitted kitchen with modern appliances and sleek cabinetry, offering plenty of storage and work surfaces door leads through to the separate utility room with door to side. The lounge, which leads off from the family/dining room has bi-fold doors, again leading out to the rear garden area.

The property boasts two generously sized bedrooms, each thoughtfully designed for comfort and practicality. The master bedroom benefits from its own en-suite fitted with contemporary fixtures that include a walk-in shower and fitted wardrobes, the second bedroom, again having fitted wardrobes, is versatile and equally spacious complete with an ensuite having a bath and stylish sanitary ware, ensuring convenience and flexibility. The property has been designed with future potential in mind, offering scope to extend into the loft to create an additional bedroom, dressing room, and ensuite (subject to planning).

The garden presents a peaceful outdoor with potential for further landscaping or personal touches. With private parking the property also caters for practical needs, making this home as functional as it is inviting.

In summary, this delightful 2 bedroom detached bungalow in Henley-in-Arden offers an exceptional blend of comfort, modern amenities, and a superb location.

Whether you are downsizing or seeking a peaceful family home with excellent access to local facilities and countryside, this property is not to be missed.

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.

Mayfield Drive

Main House Area 1119.77 square feet

Ground Floor

