





We are delighted to present this charming three-bedroom traditional semi-detached family home, ideally situated in the sought-after market town of Henley in Arden. This delightful property boasts a wealth of period features, including characterful fireplaces and spacious rooms throughout, offering an appealing blend of character and potential. While the home would benefit from some modern updating, this provides an exciting opportunity for the new owners to inject their own style and create a truly bespoke family residence. With the added advantage of potential to extend to the rear, subject to planning permission (STPP), alongside a low maintenance rear courtyard garden and convenient driveway parking, this property represents a fantastic opportunity in a highly desirable location. Offered for sale with no onward chain, it is ready for a new chapter to begin.

Henley in Arden is a picturesque and historic market town renowned for its charming streets, excellent local amenities, and strong community spirit. Residents benefit from a selection of boutique shops, traditional pubs, cafes and restaurants, as well as reputable schools and recreational facilities. The town's excellent transport links make commuting straightforward, with easy access to the M40 motorway and regular rail services. Surrounded by beautiful Warwickshire countryside, Henley in Arden offers a perfect blend of rural tranquillity and convenient connectivity, making it a sought-after location for families and professionals alike.

Upon entering this traditional home, you are welcomed through the spacious hallway into a comfortable front sitting room that features one of the many period fireplaces that add warmth and character throughout the property. The sitting room offers a bright and inviting space perfect for relaxing or entertaining guests.

The kitchen diner is a generous space where the family can gather to cook, dine, and socialise. This room offers excellent scope for modernisation and can be tailored to suit contemporary lifestyles. Adjacent to this is the verandah/utility room, providing a versatile area ideal for laundry and additional storage, or potentially a practical mudroom transitioning between indoors and the rear garden. The rear courtyard garden is low maintenance area that requires minimal upkeep—perfect for busy family life or alfresco dining.

Upstairs, the property is arranged to accommodate three bedrooms and a family bathroom, providing ample facilities for family living and guests.

Externally, the property enjoys driveway parking to the front, offering a practical and secure space for vehicles. The home's position and layout also provide strong potential to extend to the rear, subject to obtaining the necessary planning permission, allowing for further accommodation or enhanced living areas if required.

In summary, this traditional semi-detached home in Henley in Arden offers a wonderful opportunity for families or investors seeking a property with character, space, and scope for improvement in a highly desirable location. With no onward chain and excellent potential to create a bespoke residence, early viewing is highly recommended to appreciate all that this property has to offer.

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 D

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

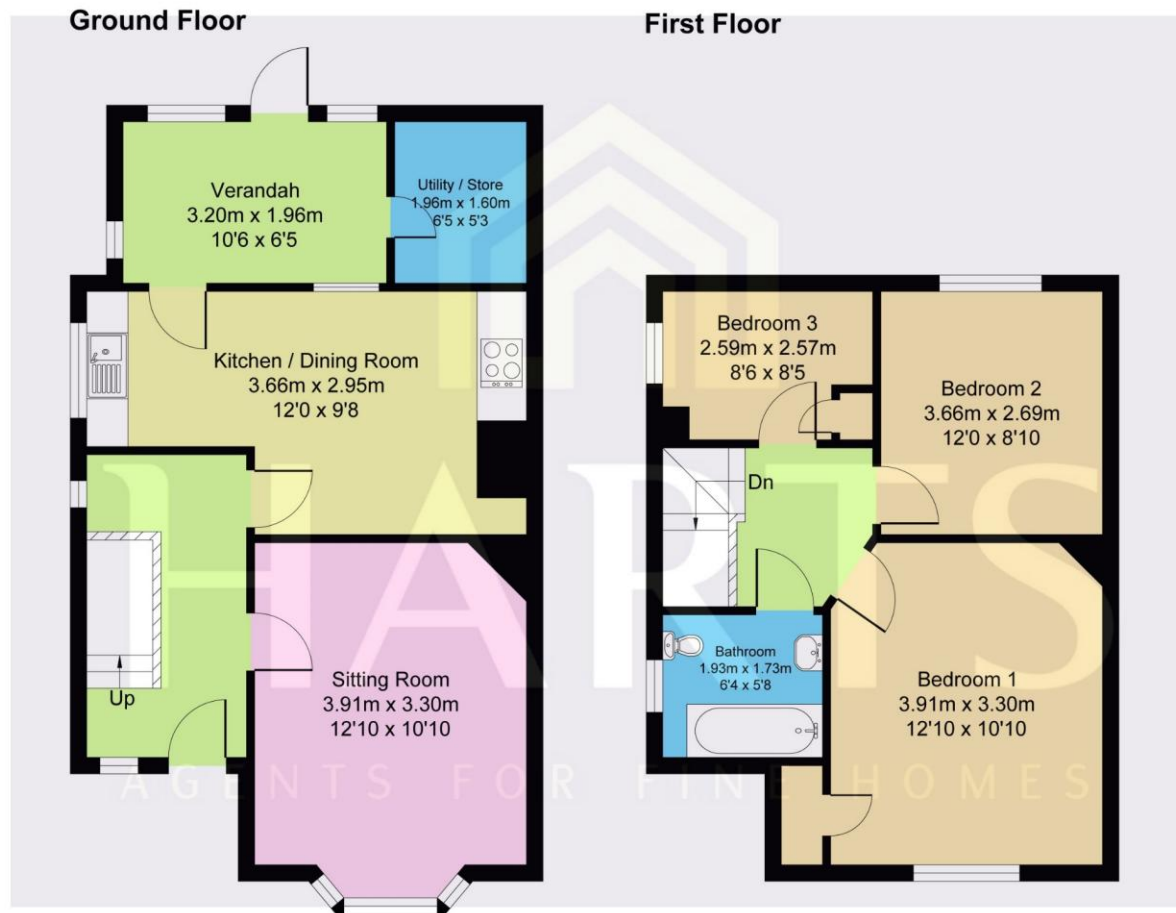
FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

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.

Ferndale, New Road, Henley in Arden

Main House Area 866.17 square feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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