

EARLES
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Apt. 5 Beaudesert Park. Birmingham Road
Henley-In-Arden, B95 5QB

Offers In The Region Of £350,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated in an elevated position to the North of Henley-in-Arden, Beaudesert Park is a Grade II listed former manor house, originally constructed in the early 19th century and later sympathetically converted into six exclusive apartments. This impressive residence combines period charm with modern-day comfort and is set amidst glorious countryside, which offers fine, uninterrupted views in all directions.

Apartment 5 enjoys a prime second-floor position, offering far-reaching views across the picturesque Warwickshire countryside. The well-proportioned accommodation briefly comprises a welcoming reception hall, a spacious dual-aspect living room, a generous formal dining room (which could also serve as a third bedroom), a fitted kitchen, two double bedrooms with built-in wardrobes, a main bathroom, and an additional washroom to bedroom two. Externally, the property is set within beautifully maintained communal gardens and grounds, and further benefits from a garage and ample off-road parking.
Retaining a wealth of character, the apartment features high ceilings, elegant Georgian windows, and attractive fireplaces. At the same time, it presents an excellent opportunity for buyers seeking a property they can update and personalise to their own taste and style. The property is being sold with the benefit of no upper chain.

The popular and picturesque former market town of Henley-in-Arden provides a range of shopping and recreational facilities, a number of pubs and restaurants, both primary and secondary schools, dental practice and doctors' surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles, respectively. The railway station ("Henley-in-Arden") offers regular direct trains to Birmingham City Centre and Stratford-upon-Avon.







The property is set well back from the road and approached via a long private driveway that leads up to the house and also provides access to the parking area and garage blocks. Situated on the second floor, the front door opens into:-

Reception Hall
16'8" x 6'6" (5.10m x 2.00m)
With hatch giving access to the loft with drop down ladder and lighting, door leading to storage cupboard with fitted shelving, cloaks cupboard with lighting and hanging rail, radiator. Door into:

Kitchen
17'3" x 6'5" (5.26m x 1.98m)
With window to the front overlooking the open countryside beyond, a range of wall, drawer and base units with roll top work surfaces over, inset 1.25 bowl sink unit with chrome mixer tap over, built-in oven, inset “Stoves” 4-ring electric hob with matching “Stoves” extractor hood over, space for an under-counter refrigerator, space and plumbing for a slimline dishwasher, space and plumbing for a washer/dryer, cupboard housing the central heating boiler, tiling to splashback areas, fitted breakfast bar, and radiator.

Living Room
16'11" x 15'8" (5.18m x 4.79m)
With windows to the front and side overlooking the open countryside beyond, feature fireplace with Georgian-style timber surround and marble effect hearth, radiator and door into:

Dining Room
16'2" x 15'3" (4.94m x 4.67m)
Also accessible from the reception hall; with window to the side, feature fireplace with Georgian-style timber surround and inset gas fire, radiator.

Inner Hallway
Door into:

Bedroom One
16'6" x 14'10" (5.04m x 4.54m)
With window to the side, a range of built-in wardrobes with hanging rail and fitted shelving, further built-in wardrobe with hanging rail and shelving, matching chest of drawer unit and radiator.

Bedroom Two
13'10" (max) x 11'10" (4.24m (max) x 3.63m)
With window to the rear, built-in wardrobe with hanging rail and fitted shelving, radiator, door leading out to the front entrance lobby, and door into:

En-Suite Wash Room
6'11" x 3'8" (2.13m x 1.12m)
With low level WC, pedestal wash hand basin, extractor fan, and tiling to splashback areas.

Bathroom
8'9" x 8'6" (2.68m x 2.61m)
3-piece suite comprising; panelled bath with “Triton Aquasensation” electric shower over, low level WC, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, radiator, window to the rear and door into:

Airing Cupboard
Housing the hot water cylinder; with fitted shelving.

Double Garage
Two up and over doors give access to the double garage, Located on the right hand side block (when looking from the main building).

Communal Gardens and Grounds
The property is set within approximately 4 acres of beautifully maintained gardens and grounds, including areas of peaceful woodland. Residents are free to explore at their leisure, with woodland paths leading to a tranquil summer house, which is an ideal retreat for those seeking somewhere to relax and enjoy the natural surroundings.

Additional Information
Services:
Mains electricity, gas, water and drainage are connected to the property.

Broadband and Mobile:
Superfast broadband speed is available in the area, with a predicted highest available download speed of 40 Mbps and a predicted highest available upload speed of 7Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Three and O2 being rated 'Good outdoor' coverage and Vodafone being rated 'Good outdoor,variable in-home' coverage.
For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Council Tax:
Stratford-on-Avon District Council - Band D

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded. Blinds, shutters, curtains, carpets and light fittings available by separate negotiation

Flood Risk:
This location is in a very low risk flood zone. For more information, please visit: https://check-long-term-flood-risk.service.gov.uk/risk#

Tenure:
The property is Leasehold, with a term of 999 years from 25th March 1977 (950 years remaining). We understand the service charge is £3600 per annum, managed by Beaudesert Park Ltd, which covers the maintenance of the gardens and grounds, buildings insurance, window cleaning, repairs/maintenance of the building and peppercorn ground rent.
Vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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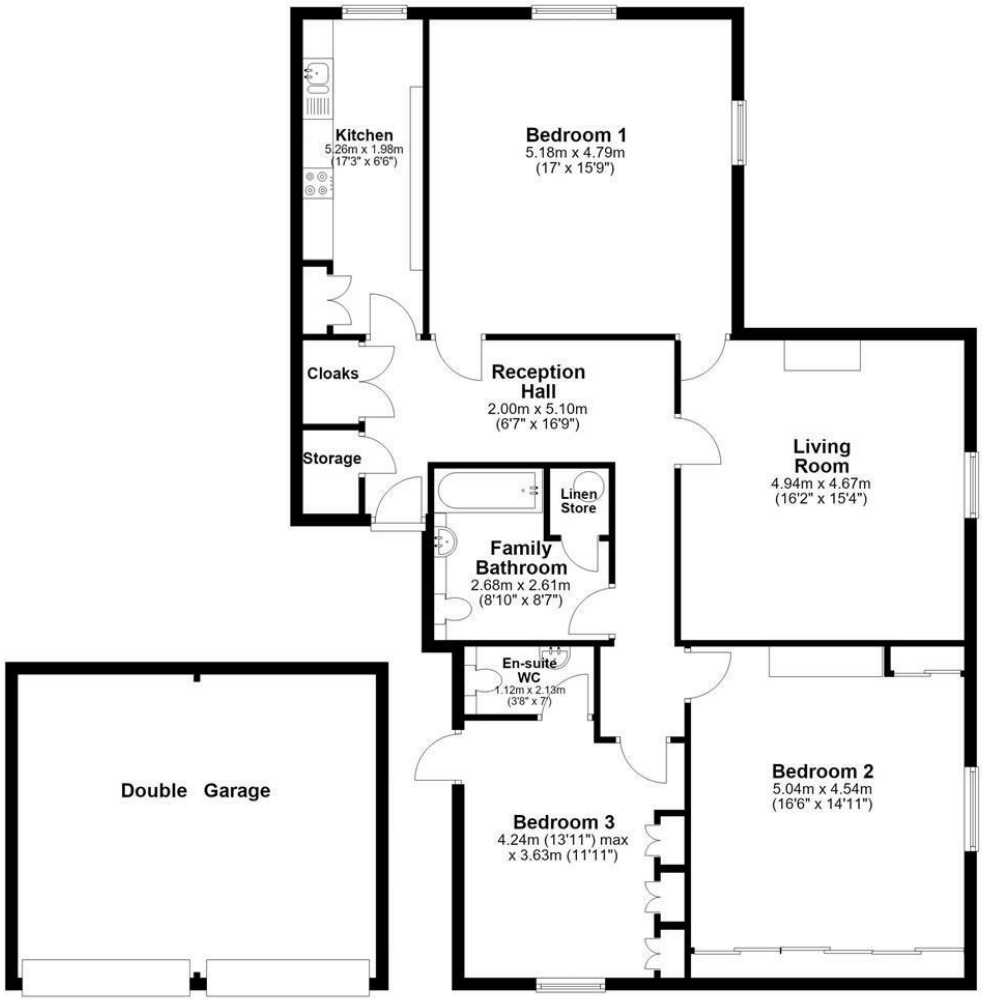






Second Floor Apartment

Approx. 157.9 sq. metres (1700.1 sq. feet)



Total area: approx. 157.9 sq. metres (1700.1 sq. feet)

