



**187 High Street,
Henley-in-Arden, Warwickshire, B95 5BA
Offers In The Region Of £499,950**

This beautifully presented Grade II listed character cottage combines period charm with stylish modern living. The property retains a wealth of original features, including exquisite exposed timber beams and a magnificent Inglenook fireplace, while having been finished to an exceptional standard throughout.

In brief, the well-appointed accommodation comprises; three bedrooms, family bathroom, two reception rooms, dining kitchen, utility area and downstairs WC. Outside, the property enjoys a delightful, low-maintenance rear courtyard garden, together with the prospect of off-road parking for two cars. Further parking is available along the High Street to the front.

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, 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.



From the High Street, beneath a canopy porch, the front door opens into:

Living Room

15'6" (into chimney breast) x 10'4" (4.74m into chimney breast) x 3.16m)

With inset coir door mat, window (with secondary glazing) to the front, feature Inglenook fireplace with inset log burning stove, flagstone hearth and timber beam over, vintage-style radiator, and engineered oak flooring. Opening into:

Family Area

11'2" x 7'10" (3.42m x 2.41m)

With window (with secondary glazing) to the front, door to the understairs storage cupboard, and engineered oak flooring.

With original timber door into:

Dining Kitchen

- Kitchen Area

8'9" x 6'1" (2.69m x 1.86m)

With window to the rear, a range of wall, drawer and base units with work surface and matching upstands over, inset sink with integrated draining grooves and chrome mixer tap over, built-in "Samsung" oven, inset 4-ring "Samsung" induction hob with extractor hood over, built-in eye-level "Samsung" microwave, integrated fridge-freezer, integrated "Hisense" slimline dishwasher, integrated waste bin, cupboard housing the "Worcester" combination boiler, and engineered oak flooring.

- Dining Area

9'11" x 8'5" (3.04m x 2.59m)

With inset coir door mat, French doors (with matching side panels) leading to the rear courtyard garden, breakfast bar with space for two bar stools, feature wall panelling to half height, vertical-style radiator, and engineered oak flooring. Door into:

Downstairs WC

4'5" x 2'5" (1.35m x 0.74m)

With low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, extractor fan, tiling to splashback areas, and flagstone flooring.

From the dining area, there is a door into:

Utility Area

With space and plumbing for an automatic washing machine and tumble dryer.

From the living room/family area, the staircase rises to:

First Floor Landing

With doors into:

Bedroom One

11'3" x 9'5" (3.45m x 2.88m)

With vaulted ceiling, skylight window, feature exposed brick wall, double glazed French doors opening out to the balcony overlooking the rear courtyard garden, and radiator.

Bedroom Two

11'3" x 8'2" (max) (3.45m x 2.50m (max))

With vaulted ceiling, window (with secondary glazing) to the front, and radiator.

Bedroom Three

8'8" x 8'2" (2.66m x 2.50m)

With window (with secondary glazing) to the front, and radiator.

Family Bathroom

9'1" x 8'0" (2.79m x 2.46m)

Split over two levels; with obscure glazed window to the rear, 4-piece suite comprising; roll top bath with telephone-style shower attachment and chrome mixer tap over, shower unit with glazed door, feature tiling to the wall and mains fed 'drench head' shower, low level WC, vanity unit with feature wash

hand basin and wall-mounted chrome mixer tap over, tiling to splashback areas, radiator, and LVT flooring.

Rear Courtyard Garden

The garden is mainly paved with feature raised flower beds stocked with a range of plants and shrubs. It is bound on all sides by brick walls and a timber gate gives right of way through to the rear.

Parking

The current owners rent a tandem parking space to the rear for approximately £185 per annum. Further parking is available on the High Street with a permit. Resident and resident visitor permits are charged at £25 per permit per annum. Each eligible property is entitled to apply for up to 3 resident parking permits and 1 visitor permit. For further information, please contact: warwickshireparking@nslservices.co.uk.

ADDITIONAL INFORMATION

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps.

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor

For more information, please visit:

<https://checker.ofcom.org.uk/>.

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.

Flood Risk:

This location is in 'Flood Zone 3'. However, the vendor has advised that the property has never flooded during their ownership and the buildings insurance is provided on standard terms. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a combination boiler, which is located in the kitchen.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

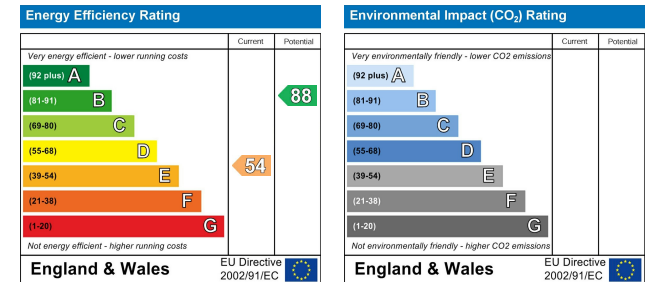
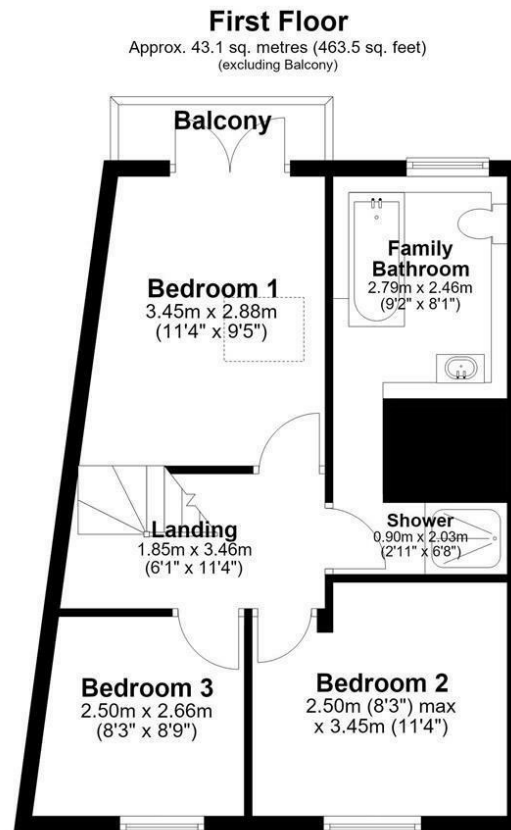
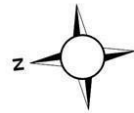
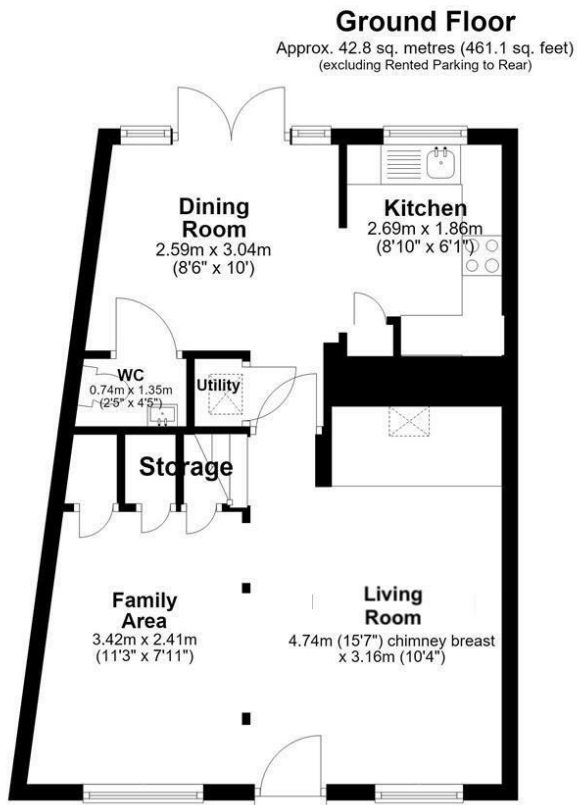
Viewing:

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

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.







Total area: approx. 85.9 sq. metres (924.6 sq. feet)