



Harris Mews, Henley in Arden

Guide Price £334,950

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## Harris Mews, Henley in Arden

Quietly situated "Cottage" style 2 double bedroom terraced home presented in lovely order throughout with a South facing garden. A locked gate gives pedestrian access on to the High Street. Riverside walks & the Park are nearby, as is the medical centre & schooling for all age groups.

### Location

The small town of Henley in Arden is focussed on a wonderful mile long high street, showcasing wonderful architecture with multiple convenience stores and independent boutique shops. Excellent restaurants and pubs make Henley in Arden a destination town, including 'The Mount' restaurant and bar by celebrity chef - Glynn Purnell. This is a location full of character and wonderful historic homes lining the main high street.

Henley is central to the wider villages of Lowsonford, Claverdon, Preston Bagot, Morton Bagot and Wootton Wawen, each with their own charm and character. Henley in Arden leads the way into Stratford Upon Avon, home of Shakespeare's birthplace and the famous Royal Shakespeare Company.

Henley Ice Cream shop is a true destination in itself - serving ice cream since 1934 and has continued to be one of the more famous stores on the high street! Not far from the main street is Henley in Arden Secondary School, which became an Academy in 2011. The train station located on Station Lane, serviced by West Midlands train service, operates trains every hour in each direction between Birmingham Snow Hill and Stratford-upon-Avon.







**APPROACH** - Footpath to half glazed front door with storm canopy above.

**RECEPTION HALL** - Wood laminate flooring. Staircase to one side. Radiator.

**WC** - Low flush WC and wall mounted wash basin. Radiator & extractor.

**BREAKFAST KITCHEN** - Half glazed door. Painted "Shaker" style units comprising base cupboards with drawers above under matching worktops. Inset china sink & drainer with mixer tap below leaded light bow window. Inset gas hob with twin electric ovens below. Concealed cooker hood & lighting. Recess with plumbing for a washing machine. Space for freestanding fridge/freezer. Shelved store cupboard. Five wall cupboards. Potterton central heating boiler. Borrowed leaded light arched window. Extractor & radiator.

**LIVING ROOM** - A full width room with "Adams" style fire surround with marble back & hearth containing coal effect electric fire. Radiator. Four wall lights. Double French doors & side windows out to,

**CONSERVATORY** - This useful addition is currently used as a dining room & home office. Slate tiled floor. Upvc windows with vaulted glass roof with fitted sun blinds. Power points. Lighting & ceiling fan. Double French doors out to the garden.





**BEDROOM ONE (Front)** - Twin dormer style leaded light windows, one with radiator below. Store cupboard. Coving.

**BEDROOM TWO (Rear)** - Dormer window with radiator below. Coving.

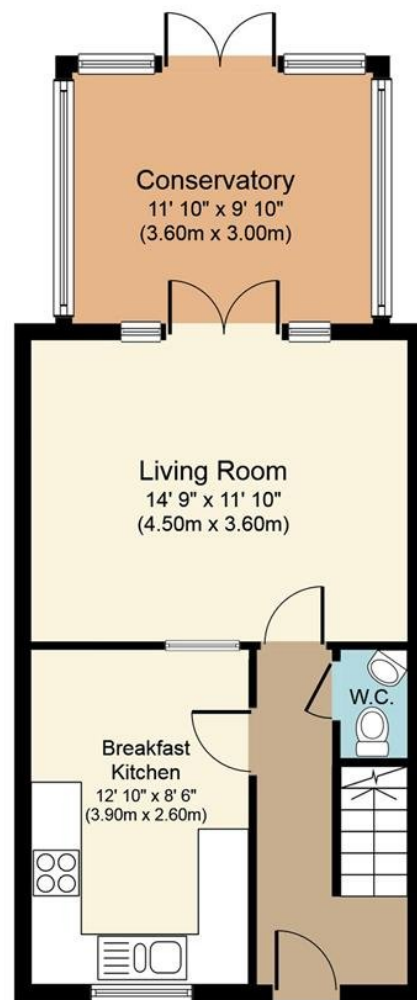
**BATHROOM** - Tiled floor & walls. Bath with glass shower screen, Mira shower. Dual flush WC below low level Velux skylight. One piece wash basin with mixer tap over cupboards & drawers. Chrome ladder radiator. Shaver socket, downlights & extractor.

**SOUTH FACING GARDEN** - A private sun trap, designed for ease of maintenance. Split level brick edged paving with gravel insets. Fully fenced with rear pedestrian gate for access & bins etc.

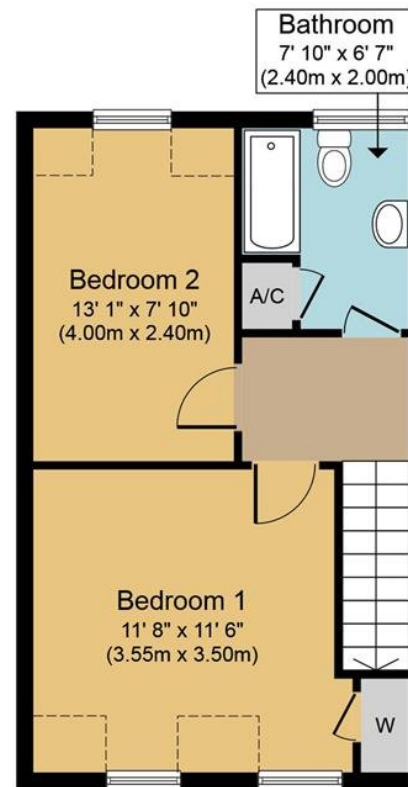
**DESIGNATED PARKING** - Allocated space for one car plus shared visitors parking.

**GENERAL INFORMATION** - There is a quarterly management fee of £50 to cover maintenance of the common parts & lighting. The EPC is "D" (64) with the potential of "B" (86)





**Ground Floor**  
 Approximate Floor Area  
 497 sq. ft.  
 (46.2 sq. m.)



**First Floor**  
 Approximate Floor Area  
 373 sq. ft.  
 (34.6 sq. m.)

**Approx. Gross Internal Floor Area 870 sq. ft. (80.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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