



New Road, Henley-in-arden, B95 5HY
£449,500

**Hawking
& Patterson**



Situated in a great location just off the popular Henley High Street. Henley in Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc).

APPROACH

This distinctive home stands slightly elevated from the road. It has brick wedged forecourt parking. Covered porch with quarry tiled step.

RECEPTION HALL

Tiled floor which extends into the dining kitchen. Dog leg stairs to one side with window below. Dipped Pine doors into,

SITTING ROOM - 3.91m x 3.3m (12'10" x 10'10")

Upvc bow window. Radiator within a decorative surround. Corner original cast iron fire surround with a tiled hearth.

DINING KITCHEN - 3.66m x 2.95m (12'0" x 9'8")

DINING AREA - Part of an "L" shaped room. Ample space for a good sized table below a wide borrowed light window. **KITCHEN AREA** - Fitted with units either side of the room. Below the side window is the sink & drainer. On the opposite side there is a gas hob with electric oven below. Mirror back on three sides. Stainless steel & glass cooker hood. Door out to,

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UTILITY / STORE - 1.96m x 1.6m (6'5" x 5'3")

Useful store or adapt to make a utility.

LANDING

Pine dipped doors. Access via pull down ladder to part converted generous loft with Velux skylight.

BEDROOM ONE (Front) - 3.91m x 3.3m (12'10" x 10'10")

Upvc double glazed window. Corner wrought iron fire surround. (decorative only)
Recessed cupboard.

BEDROOM TWO (Rear) - 3.66m x 2.69m (12'0" x 8'10")

Wide Upvc double glazed window.

BEDROOM THREE (Side) - 2.59m x 2.57m (8'6" x 8'5")

Upvc double glazed side window. Cupboard housing Baxi combination boiler.

BATHROOM - 1.93m x 1.73m (6'4" x 5'8")

With a white suite providing a bath with part side glass shower screen with electric shower above. Wall mounted one piece wash basin over double drawer vanity unit. WC below obscure Upvc double glazed side window. Chrome radiator/towel rail,

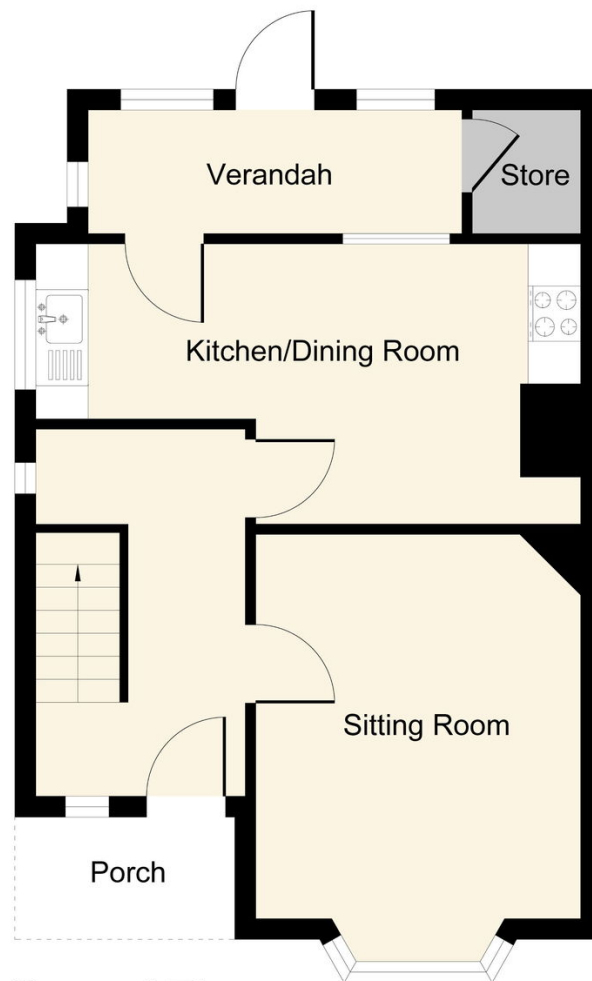
PATIO GARDEN

Ideal for non gardeners, Split level fully York stone paving. Fully fenced with side gate. Fill your tubs & pots take out a deck chair & enjoy.

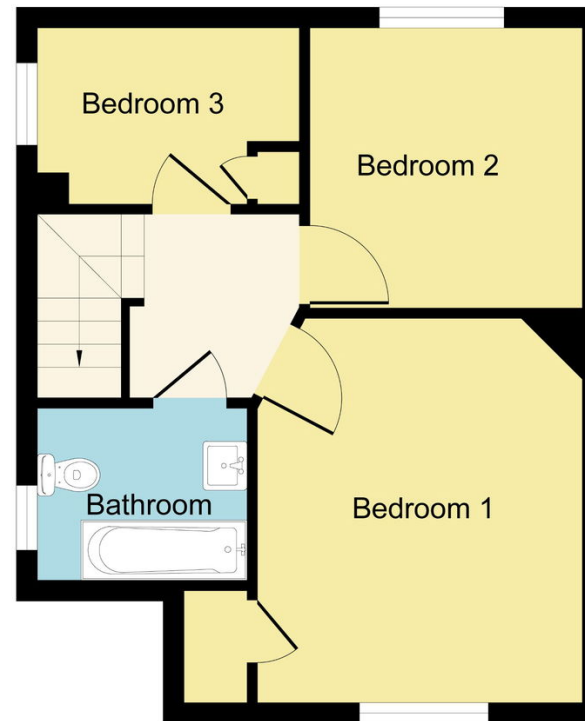


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Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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