





The Stone House

The Stone House is a truly remarkable period family home which is admired by not only local people but those who visit this historic town in Warwickshire. The property has been fully renovated to a high standard by the current owners since moving here around 10 years ago. They have added modern features throughout, such as underfloor heating in the dining kitchen, hallway and bathrooms, together with bespoke shutters and wardrobes. The property enjoys an abundance of charm and character as well as plenty of open plan areas for modern family life.

On entering the property you can appreciate the large proportions and high ceilings typical of this period and style of home. The hallway gives access to a stunning living room as well as a further reception room which could be utilised as a formal dining room with beautiful fireplaces and large bay windows allowing lots of natural light to flood through. There's also a useful playroom with downstairs WC close by. An impressive open plan dining kitchen which is certainly the heart of the home where families can naturally gather together to relax and dine. In addition, the hallway gives access to a fabulous, large wine cellar, perfect for the important wine collection or entertaining visiting guests.

The first floor not only offers three good sized bedrooms, bathroom and en suite, but a charming and bright triple aspect family room with feature fireplace and a useful dumb waiter from the ground floor kitchen, exposed timbers, and with beautiful views overlooking the rear garden and beyond.

Three further bedrooms can be found on the second floor alongside one en suite and a further shower room. All the bathrooms in this beautiful home have been fully tiled making them effective wet rooms.

Most definitely a wonderful feature of this family home is the generous outside space, with parking via a shared driveway and further private parking behind secure gates. The Easterly facing garden has been beautifully professionally landscaped offering plenty of lawned area, surrounded by mature shrubs, plants and trees. A super patio ideal for alfresco dining when the weather allows, a feature timber bridge taking you over the brook at the rear of the garden onto a pretty island. Overall, the garden is so family friendly, private and a perfect place to entertain friends and family. A tranquil place to be and with no hint of the buzzing High St.

This truly special home really needs to be viewed internally to be fully appreciated.



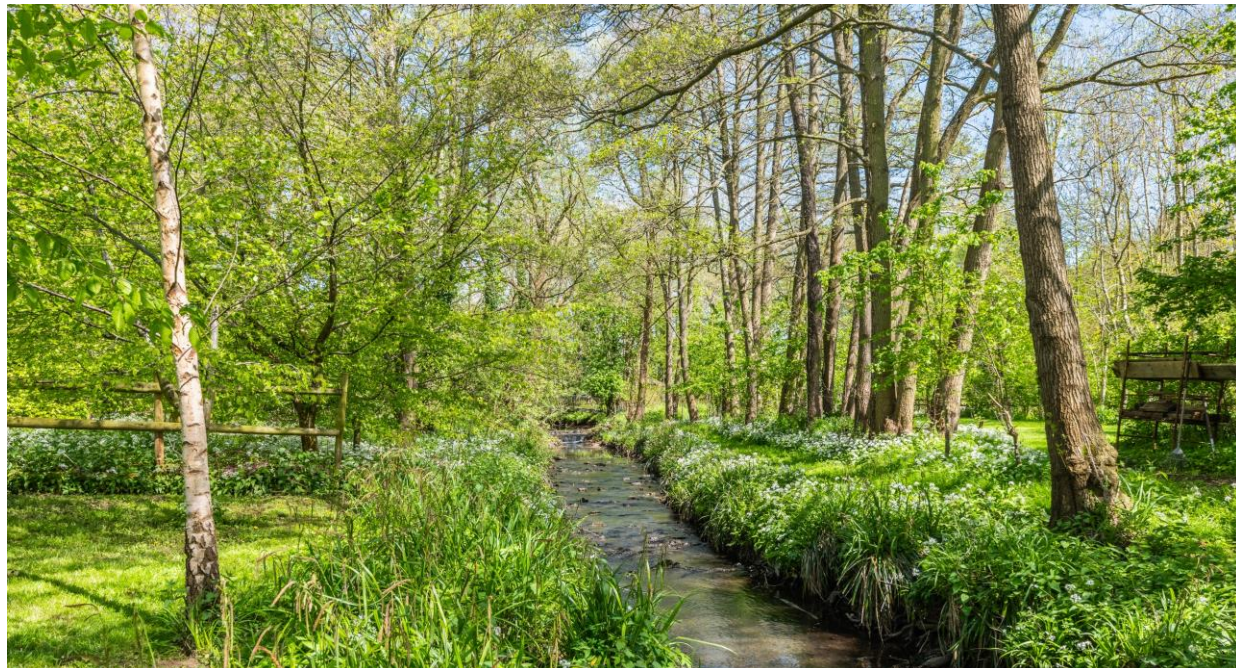


A note from our clients.....

"We have enjoyed having this amazing place to call home in such a great central location.

The Stone House has beautiful natural gardens which offers a tranquil place to relax and chill, yet it is only a short walk to schools, shops and restaurants.

A perfect place to entertain and have guests to stay over. And ultimately this home offers everything a family could wish for"





LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is the historical town of Henley-in-Arden, a picturesque place to visit. Henley-in-Arden is best known for its variety of historic buildings. Some of these buildings date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses, and many restaurants to choose from, and a local doctor's surgery a short walk away. With two primary schools and a secondary school within the town and with multiple grammar schools within easy reach. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding. The property is Grade II Listed.

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 G

VIEWING: By appointment only

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.

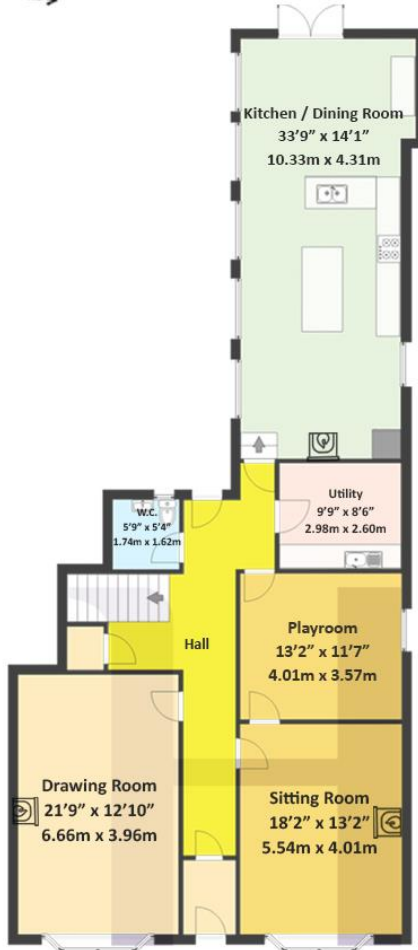




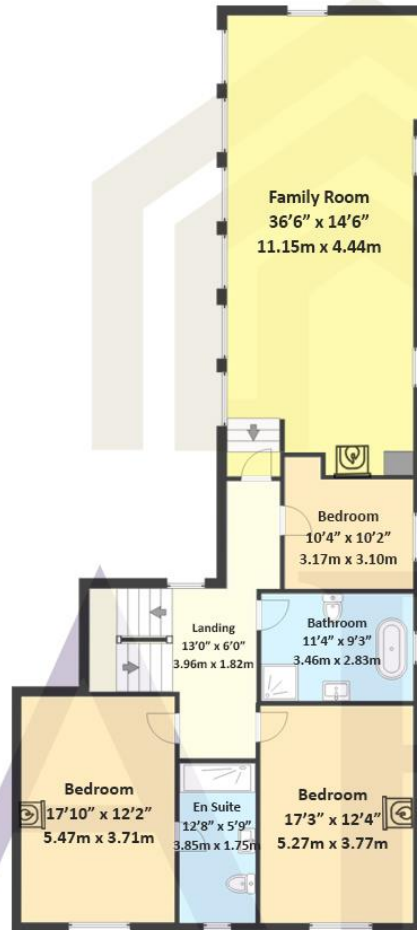


Gross Internal Floor Area 429 square metres / 4618 square feet

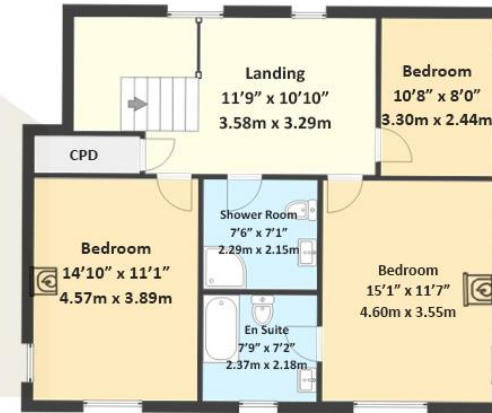
Ground Floor



First Floor



Second Floor



Cellar



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