





ARDEN COTTAGE

Arden Cottage is a Grade II quintessential English cottage which sits prettily in Henley High Street amongst other similar period homes. The property boasts much charm and beautiful original features typical of its age including exposed brickwork, period beams, stained glass and flagstone flooring to name but a few. The cottage has grown over many years and no doubt changed with each passing century, with a more recent addition by the current owners who have graced the rear of the property with a very special summer sitting room.

LOCATION In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to live and visit. Henley-in-Arden is best known for its variety of historic buildings, some of which date back to medieval times. This Warwickshire town has a wide variety of preserved architectural styles, and in the pretty 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. There are beautiful walks in and around Henley and close enough to bigger towns for even more choice of shops and eating places.

There are parking permits available to purchase for street parking for this property.

APPROACH The cottage is approached through a beautiful oak front door into a small lobby area with a second door into the dining room.

DINING ROOM A stunning period room with flagstone flooring and painted beams with the main focal point being the large inglenook fireplace with seating either side and high wooden display shelf over, wooden panels to walls in part, small window to side and bay window overlooking the front elevation.

LIVING ROOM A cosy living room again with lots of period charm with bay window to the front elevation, tiled floor and part panelled walls, shaped feature fireplace with exposed brick and wooden beam insert over, small built in cupboard, 'secret store' hidden behind the fireplace ideal for wine storage.

INNER HALLWAY With useful store cupboard, stairs to first floor accommodation, door to cloakroom and study, window to side elevation overlooking the courtyard.

GUEST WC Accessed from the inner hallway this useful guest cloakroom has hand basin and low flush WC and with window to side elevation.





MODERN BREAKFAST KITCHEN This lovely bright vaulted style breakfast kitchen is tastefully fitted in a modern country theme and beautifully fitted with cream Shaker style eye and base level units and drawers, open shelving as well as glass fronted displays. With complimentary work surfaces, inset ceramic sink and drainer with mixer tap over, waste disposal, built in dishwasher, inset gas 'Esse' two plate range cooker set in a lovely feature tiled surround, with an additional built in Neff oven, microwave and halogen hob. Door to side courtyard.

STUDY/ OFFICE A great little room for quiet study time.

UTILITY / BOOT ROOM A perfect place to dry off dirty and wet paws this useful utility / boot room offers lots of storage, Belfast sink, space and plumbing for washing machine, space for fridge freezer. Door to side courtyard area.

SUMMER SITTING ROOM This stunning vaulted reception room, added by the current owners in around 2005, offers a bright and stylish area to enjoy the views of the rear garden through the apex floor-to-ceiling windows and French doors leading to the outside. A perfect place to sit and stare.

ON THE FIRST FLOOR A split level staircase with handy linen store and access to two bedrooms and main bathroom.

BATHROOM A good sized family bathroom with lots of light and storage. With low flush WC, vanity hand basin with storage beneath, free standing bath with hand held shower attachment, window to rear elevation.



BEDROOM ONE Being a well-proportioned main bedroom and offering lots of period charm including an 'Art Deco' style cast iron feature fireplace with tiled hearth, built-in storage cupboard as well as fitted wardrobes and window to front elevation. Door to :-

EN SUITE SHOWER ROOM Fitted with a shower cubicle, low flush WC, hand basin and window to rear elevation.

BEDROOM TWO Another charming double bedroom with window to front elevation.

GARDEN AND COURTYARD A paved courtyard area sits to the side of the property which has access onto the High Street and a little gated fence leads you through to the main rear garden. The courtyard also has the benefit of a useful Gardener's WC so perfect when spending time in the garden during warmer days.

This lovely home has a deceptively large cottage-style rear garden which runs all the way down to the river Alne. This great space offers plenty of seating spots and is full of mature trees and shrubs with a little path running down the centre allowing you to lose yourself in nature. A garden shed for storage sits towards the end of the garden hidden from the main house. A further gate at the end of the garden gives access to a peaceful seating area next to the river, a private and tranquil place to enjoy this amazing space.

RIVERSIDE STUDIO / OFFICE AND WORKSHOP A little surprise at the end of the garden! For those who prefer to work away from their main residence, this studio/office gives those needing to be away from noise the opportunity to work quietly with only the sound of the river to listen to. With light and power, this great additional room can be adapted to suit the new owner's needs, whether it be for work, relaxation, or enjoying a hobby. It also has an adjoining workshop or potting shed!

This beautiful home must be viewed to fully appreciate the fabulous space this period cottage has to offer.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

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 F

ENERGY PERFORMANCE CERTIFICATE RATING: Not Required as the property is Grade II listed.

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. 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.







Total Accommodation 138.58 square metres / 1,492 square feet (excluding workshop and garden studio)

Ground Floor



First Floor



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