





4 HIGH HURST

A beautifully presented 'Arts and Crafts' Edwardian property which has served our current family well for around 20 years. The property offers lots of charm and period features throughout but with modern additions such as double glazing and a fabulous Shaker style kitchen, and has been tastefully decorated with muted tones in line with the age of the property. With high ceilings, aged wooden doors, picture and dado rails being some of the features this home has to offer. The property sits on the edge of the popular town of Henley in Arden so only a short stroll into the town centre with all of its amenities, schools and great eateries.

The outside areas here will be of particular interest due to the space and potential to extend to the side STPP, the low maintenance and private West facing rear garden, and of course off street parking for at least 2 cars which is a very sought after feature in these parts.

LOCATION - HENLEY IN ARDEN

In Warwickshire, South of Birmingham and North of Stratford, 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 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. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

APPROACH The property has a pleasant aspect with no other homes overlooking, a pretty front garden area and a spacious driveway for at least two cars and with potential for more behind the wooden double gates if required. A period style front door leads you into :-

HALLWAY A warm and welcoming hallway with doors radiating off to the downstairs accommodation and with access to stairs to the first floor.





LIVING ROOM A beautifully presented living room with lovely high ceiling, feature fireplace surrounding a real fire, period style picture rail, walk-in bay window to the front elevation which could easily house a small sofa, and archway through to the Dining Room.

DINING ROOM The pretty dining room decorated in a calming green with period style panelled wall is ideally placed for access not only back into the Living Room, but closely connected to the Kitchen and has access directly to the rear garden via French doors.

DOWNSTAIRS CLOAKROOM A very useful room just off the entrance, ideal for welly and coat storage and also housing the combination boiler. Fitted with a white suite including low flush WC, hand basin and windows to both side and front elevation.

MODERN FITTED KITCHEN A beautiful Shaker style kitchen in muted Grey tones. Fitted with an array of eye and base level units and soft close drawers with complementary work surfaces over, one and a half bowl ceramic sink and drainer, integrated Hotpoint dishwasher, space and plumbing for washing machine, space for electric oven (current oven may be available by separate negotiation), and integrated fridge freezer. The kitchen has a useful understairs storage cupboard and also offers enough space for a small breakfast table for informal dining. The kitchen has views and direct access to the rear garden.

ON THE FIRST FLOOR Stairs with feature dado rail leads you to the first floor landing with door radiating off to all three bedrooms and family bathroom.

BEDROOM ONE (REAR) This really well-proportioned main bedroom sits at the rear of the property offering pretty views of the garden and the mature boundary. With lots of space for wardrobes and drawers and tucked away in the corner is a beautiful painted cast iron feature fireplace.

BEDROOM TWO (FRONT) Another double bedroom with window to front elevation and with the added benefit of having built in storage.



BEDROOM THREE (FRONT) A very bright, dual aspect single bedroom which could work equally as well as a home office / study for those needing to work from home.

LUXURY FAMILY BATHROOM A spacious and beautiful family bathroom fitted with a white suite comprising, panelled bath, low flush WC, hand wash basin with storage beneath, fully tiled separate shower with waterfall shower and additional hand held attachment.

WEST FACING REAR GARDEN A low maintenance tiered garden that has been designed very cleverly so as to enjoy the private and slightly unusual layout of the garden. For those with green fingers there is a raised flower bed and lots of space for planters on the lower ground seating area. The raised balcony area, a lovely place to enjoy the sunshine, has been laid with artificial lawn so no mower needed which is always a plus! The side of the house, behind the wooden double gates is currently used for additional storage and part of the garden but could be utilised as part of a side extension (STPP) enlarging the current home, or for additional secure parking for multiple car owners.

The garden also benefits from a small outbuilding which has power therefore making this a viable opportunity to convert into a child's playhouse, craft area, study/office, or a useful laundry/storeroom.



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 C

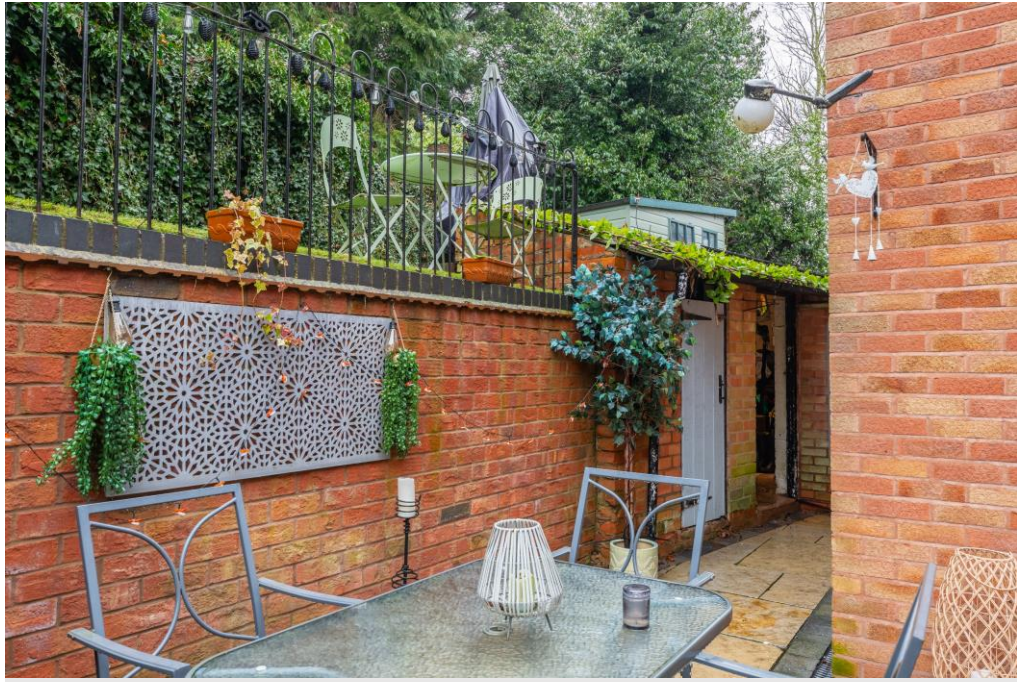
ENERGY PERFORMANCE CERTIFICATE RATING: TBC

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.





Total Internal Accommodation 104.45 square metres / 1,129 square feet (excluding outbuilding)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

