





Harts are delighted to offer for sale this beautifully decorated and well presented three bedroom semi detached home on the outskirts of Henley town centre with views of the surrounding countryside, and within a short drive to local shops and amenities. Built in 2017 to a high specification, this lovely home sits in a small modern development of just 8 homes and benefits from allocated parking and a modern landscaped courtyard garden.

The property offers high quality fixtures and fittings such as bespoke plantation shutters, downstairs underfloor heating, Bosch appliances and Porcelanosa tiling to name but a few. Viewing is highly recommended to fully appreciate this special home.

APPROACH Approached via a shared driveway where you will find allocated parking areas and visitor parking. Number 5 has two allocated parking spaces.

SPACIOUS ENTRANCE HALLWAY A composite front door opens into a bright and welcoming hallway with stairs leading to the first floor landing and doors radiating off to:-

GUEST CLOAKROOM A beautifully fitted guest cloakroom with low flush WC, hand basin and Porcelanosa tiling.

LIVING ROOM A generous living room with large windows allowing lots of natural light to flood the room and useful storage cupboard.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM This fabulous open plan kitchen has a very spacious feel due to it being partly vaulted with Velux windows and bi-folding doors to the garden. With high quality bespoke plantation shutters and Porcelanosa flooring, this super kitchen beautifully fitted with Shaker style eye and base level units and granite work surfaces, eye level display plate racking, and a feature central island with useful breakfast bar. Fitted with high quality appliances throughout including Bosch integrated fridge freezer, wine fridge, Bosch microwave, grill and fan oven, induction hob with extractor over, CDA dishwasher, CDA washing machine, stainless steel sink with mixer tap, and cupboard housing the Ideal boiler.

With plenty of space for a dining table and chairs as well as an area for comfy seating, this bright and airy part of the home is ideal for entertaining friends and family especially with easy access into the pretty courtyard garden for outside dining.





FIRST FLOOR LANDING With access into a part- boarded loft.

MASTER BEDROOM A well-proportioned double bedroom with mirrored fitted wardrobes and plantation shutters, and with door into:-

LUXURY EN SUITE SHOWER ROOM A beautiful white modern suite comprising low flush WC, hand basin with storage beneath, shower cubicle with mains fed shower, Porcelanosa tiling.

BEDROOM Another good sized room with fitted mirrored wardrobes and lovely countryside views.

BEDROOM Currently utilised as a home study/office but offers space for a single bed and benefits again from fitted mirrored storage.

LUXURY BATHROOM Tiling by Porcelanosa, this beautifully fitted modern white suite comprising low flush WC, hand basin, panelled bath with mains fed shower over and shower screen.

LANDSCAPED COURTYARD GARDEN Landscaped by the present owners, this mature and low maintenance courtyard garden offers plenty of space for relaxing and entertaining and is accessed directly through the bi-folding doors into the open plan kitchen. With modern raised planters, fenced and hedging to boundaries and with a side garden gate. The garden also has an external water supply and electric power point.



As well as the stylish outside space, a useful garden building/gym/office is included in the sale which has light and power so a very flexible additional occasional room.

LOCATION

HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which 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, fabulous schooling, 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.



ADDITIONAL INFORMATION

TENURE: LEASEHOLD. Length of lease is 999 from November 2017. There is a annual service charge currently standing at £540 pa which is paid into the Residents' Management Company. Purchasers should check this before proceeding.

Agents Note - The NHBC 10 year building warranty is valid until 2027.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND SEPTIC TANK connected to the property. The management charge stated above covers the cost of any maintenance/emptying of the tank when required. 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 E

ENERGY PERFORMANCE CERTIFICATE RATING: B We can supply you with a copy should you wish.

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.



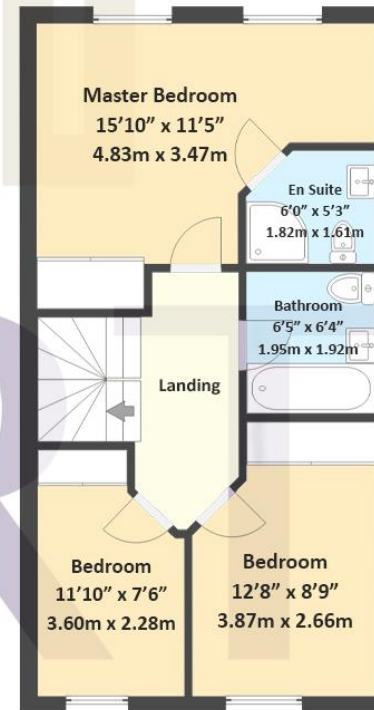


Total Internal Accommodation 107.54 square metres / 1,158 square feet

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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