





Harts are delighted to offer for sale this beautifully presented four bedroom bungalow situated in a sought after country lane just a short drive from the busy town of Henley in Arden. The property offers bright and spacious accommodation with a fabulous low maintenance rear garden.

Surrounded by lovely countryside, 'Meadside' is ideally situated in a pretty country lane with beautiful rural views and with only a handful of homes as neighbours, but close enough to local amenities for convenience. Having spacious and bright accommodation, this tastefully presented property would not only suit a family wanting a stylish home with great entertaining areas and large outside space, but those buyers who are looking for one-level living for ease of movement especially in their retirement years.

For buyers wishing to extend making an even more spacious family home, there are opportunities here to extend upwards into the roof space subject to relevant planning permissions. This additional space would make an ideal teenager suite or a home office for those working from home. (The roof space already has dormer style windows so much of the work is done)

LOCATION - BUCKLEY GREEN

Buckley Green is a very small, sought after Hamlet just a short drive away from the popular town of Henley in Arden a picturesque place to live or 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 choice of shops and eating places.

Agents note: The current owners along with other home owners in Buckley Green own a share of a piece of land along the lane which could become part of the transaction subject to further negotiation.





APPROACH With access to the single garage, the gated driveway is of good proportions and offers space for parking several vehicles as well as a caravan/mobile home if required.

WELCOMING HALLWAY A useful glazed porch gives access to the welcoming and generous hallway with stylish half height panelling and decorated in traditional tones.

LIVING ROOM The first reception room is perfect to use in the cooler months due to the fact it's focal point is a very grand Victorian cast iron fireplace with log burner, giving this room a very cosy feel. With splendid views and access out onto the rear garden patio area, the breakfast kitchen is also accessed here through a very unique feature door with leaded lights.

BREAKFAST KITCHEN A well-proportioned breakfast kitchen fitted with a range of light wooden style eye and base level units with contrasting granite work surfaces over. A period style Belfast sink and mixer taps is ideally placed under the window to the rear of the property which gives you fabulous garden views. The kitchen also includes built-in appliances including a Bosch double oven and grill, electric hob and extractor, integrated fridge and dishwasher.

FAMILY ROOM/2ND RECEPTION ROOM This second reception room is ideally placed to the front of the property with rural views. A really flexible and spacious room which could be utilised in many different ways depending upon the lifestyle of the new owners. The room would lend itself to being a family cinema / TV room, an entertaining area for guests, chill out room for teenagers, a playroom for younger children or even a more formal dining room next to the kitchen for those liking a more traditional eating area.



UTILITY AND WC In addition to the generous and functional kitchen the property benefits from this additional utility room for the more noisy kitchen appliances. There is not only space and plumbing for a washing machine and tumble dryer but space for additional storage. The utility leads to a useful beautifully fitted modern WC ideally placed for access to and from the outside space.

FOUR BEDROOMS The four good size bedrooms are located off the main entrance hallway allowing direct access and away from main living areas of the home. Should a member of the family need a study or office allowing them to work from home, then the fourth smaller bedroom to the rear of the property would be an ideal choice as this has delightful views of the rear garden.

FAMILY BATHROOM A really spacious family bathroom fitted with a period style white suite comprising separate shower cubicle, corner bath, low flush WC and pedestal hand basin. With extractor, ceiling spotlights and shaver point and window to the rear elevation.

SINGLE GARAGE With a manual up and over door to front, pedestrian access into the rear garden and with light and power.

FABULOUS REAR GARDEN The outside space is certainly a splendid feature of this lovely home. This mature substantial garden offers something for everyone as well as the local wildlife! With an extensive lawn surrounded by mature trees and shrubs, this private space is perfect for family playtime or adult entertaining in the summer months. A tucked away second patio area is ideal for garden storage away from view and with access into the garage. NB A section of the garden at the rear is owned by the council and our clients pay a license fee to occupy.



ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND DRAINAGE VIA SEPTIC TANK AND OIL HEATING IS 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 E

ENERGY PERFORMANCE CERTIFICATE RATING: E 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.

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 158.34 square metres / 1,704 square feet (excluding garage)



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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