



Camp Lane, Henley-In-Arden

Guide Price £1,549,995

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PROPERTY OVERVIEW

Located within a semi-rural area and the sought after village of Henley-in-Arden and set behind a private gated and sweeping gravelled driveaway with gardens and grounds extending to approximately one acre, is this beautifully presented and significantly extended detached family residence. This stunning detached property has been significantly extended and updated to the high standard throughout and boasts large reception rooms, magnificent open plan breakfast kitchen and family room extending to over thirty feet and four double bedrooms which could easily be converted into five bedrooms should an incumbent buyer require the same. Located within the gardens is a separate annex / gym / garden room with small kitchen and toilet/sink area which also offers the versatility for someone who maybe seeking to work from home. All ground floor accommodation is accessed via an imposing entrance hallway fitted with a real oak bespoke spiral stair case with galleried landing. The entrance hallway provides access into a guest cloakroom and separate utility, with all reception rooms including a large living room affording outstanding views of the terrace and gardens and is fitted with a bespoke log burner / fireplace, which was carved on site from real stone.





The open plan breakfast kitchen and family room is finished with a bespoke kitchen with granite worksurface, curved breakfast bar and a range of integrated appliances. There is also ample room for soft furnishings within the family area which affords French doors opening onto a further terrace. Conveniently located off the kitchen is a separate dining room with real oak flooring and large shower / boot room. To the first floor is an outstanding principal suite which truly requires internal inspection to be fully appreciated benefitting from a separate dressing room with bespoke fitted wardrobes and shelving and a large luxury ensuite with underfloor heating, real marble tiles on floor and walls and fitted with a circular unique marble bath, Jacuzzi and steam room. All remaining bedrooms are double bedrooms, with bedrooms two and three serviced via a Jack and Jill ensuite with real marble tiles on floor and walls and shared dressing room. Bedroom four is serviced via the luxury family bathroom with real marble tiles on floor and walls. Of particular note is that the bedrooms providing sufficient space to easily convert the property into five bedrooms subject to the requirements of an incumbent buyer.



A particular feature of the property is the privacy and extent of the landscaped gardens and grounds which include a separate annexe. The property has outside security lighting, electric gates and is fully alarmed. The annexe with real oak flooring, has the versatility to be used as either a gym / garden room / home office or granny or teenage annexe. Recently installed behind the gym / garden room is a Sim Spa and Pergola to finish and outstanding leisure facility. The gardens extend to the front, side and rear of the property and to the left hand boundary is a further large landscaped garden area which is ideal for a children's play area, football or cricket pitch. To view this most outstanding property please contact Xact Homes on 01564 777284.



PROPERTY LOCATION

Located in the delightful village of Henley-in-Arden the property is less than a mile from the High Street which offers a wide choice of local shops, Inns, restaurants, train station and doctors surgery. Warwick Parkway Train Station is less than 8 miles away which provides a direct route to London, Marylebone. For more extensive social, cultural and retail amenities the ever popular riverside town of Stratford-upon-Avon is only 6 miles away and Solihull town centre is approximately 10 miles away. The centre of Birmingham is approximately 22 miles. This property is ideally situated for anyone who may need to commute between Birmingham or London and has easy access onto the M40 motorway providing transport links across the motorway and road network. Birmingham Airport is 15 miles away and has both domestic and international air travel. The area has a wealth of wonderful schools in both the private and public sectors and all within easy reach of this property.

Council Tax band: H

Tenure: Freehold



- Stunning Four Double Bedroom Detached Property
- Set Behind Private Gated Stoned Driveway With Parking For Multiple Vehicles
- Magnificent Open Plan Breakfast Kitchen & Family Room
- Two Reception Rooms Including Large 'L' Shaped Living Room And Separate Dining Room
- Imposing Entrance Hallway With Spiral Staircase Leading To First Floor / Guest Cloakroom And Utility Plus Downstairs Shower / Boot Room
- Four Double Bedrooms And Three Bathrooms To First Floor Which Could Easily Be Converted Into Five Bedrooms
- Principal Bedroom With Large Walk In Dressing Room And A Large Luxury Ensuite With Underfloor Heating And Circular Marble Bath
- Outside The Property Includes A Separate Annexe / Gym / Garden Room, Recently Installed Swim Spa And Pergola Plus Outstanding Gardens And Grounds
- Benefitting From Being Offered To The Market With No Upward Chain

ENTRANCE HALLWAY

WC

UTILITY ROOM

LIVING ROOM

30' 6" x 23' 2" (9.30m x 7.06m)

BREAKFAST KITCHEN & FAMILY ROOM

30' 6" x 23' 2" (9.30m x 7.06m)

DINING ROOM

15' 5" x 10' 9" (4.70m x 3.28m)

SHOWER/BOOT ROOM



FIRST FLOOR

PRINCIPAL BEDROOM

23' 3" x 22' 4" (7.09m x 6.81m)

DRESSING ROOM

ENSUITE

BEDROOM TWO

23' 2" x 13' 0" (7.06m x 3.96m)

JACK 'N' JILL DRESSING ROOM & ENSUITE

BEDROOM THREE

24' 6" x 8' 11" (7.47m x 2.72m)

BEDROOM FOUR

15' 3" x 10' 8" (4.65m x 3.25m)

BATHROOM

OUTSIDE THE PROPERTY

GYM/GARDEN ROOM

27' 5" x 19' 2" (8.36m x 5.84m)

TOTAL SQUARE FOOTAGE

428.6 sq.m (4613 sq.ft) approx.

PRIVATE LANDSCAPED GARDENS

PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, some carpets, all curtains, blinds and light fittings, CCTV and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - TBC. Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

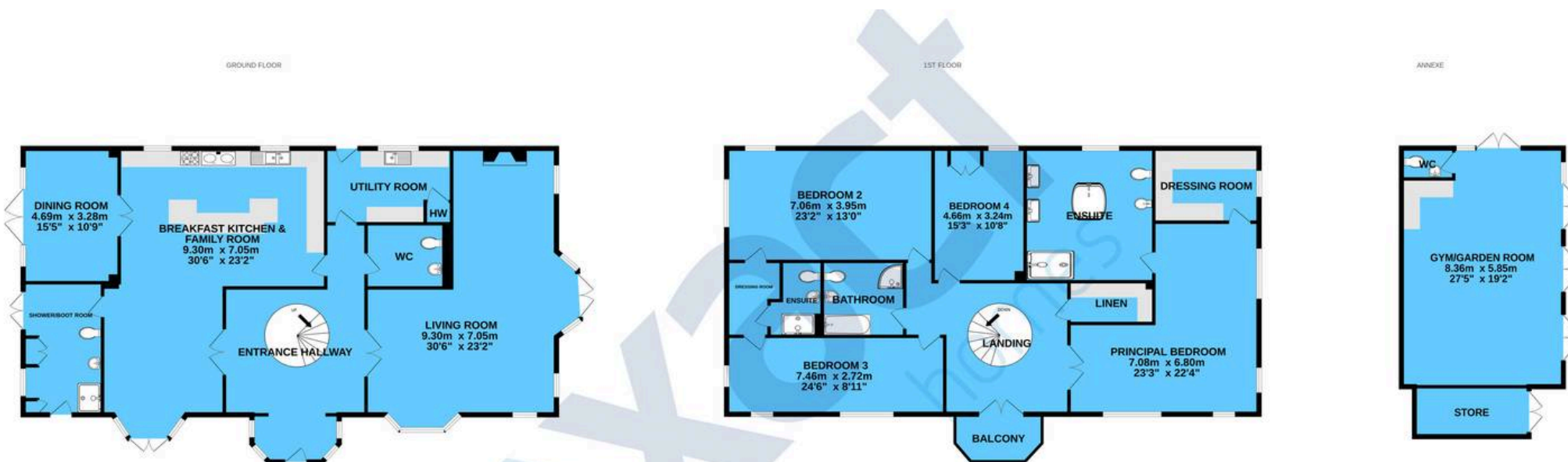
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





TOTAL FLOOR AREA : 428.6 sq.m. (4613 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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