

Bear Close, Henley-In-Arden

Guide Price £725,000

xact HOMES







PROPERTY OVERVIEW

Situated within a quiet cul-de-sac in the heart of Henley-in-Arden village, this significantly modernised four bedroom detached house offers accommodation arranged over three floors. The property combines contemporary interiors with versatile living space, making it well suited to modern family life. An entrance hallway provides access to the ground floor accommodation, where a well proportioned lounge is positioned to the front of the house. This inviting reception room features a media wall and a feature fireplace, creating a focal point for relaxing and entertaining. Also located to the front is a fully fitted study, providing a dedicated space for working from home or managing day to day family life. To the rear, an expansive kitchen/diner forms the heart of the property, offering a generous setting for cooking, dining and spending time together. The kitchen features an island and fully fitted appliances, while doors allow natural light into the room. A useful utility room supports the kitchen, providing additional practical space and helping to keep the main living area organised. The first floor accommodates two double bedrooms and two bathrooms, including an en-suite to the principal bedroom. The principal bedroom is complemented by a large en-suite bathroom, fitted with dual sinks, a walk-in shower and a separate freestanding bath.







The second double bedroom is served by the additional first floor bathroom, offering convenient facilities for family members or guests. On the second floor, two further bedrooms provide flexibility for a growing family, visiting guests or alternative uses to suit individual requirements. To the rear of the property is a well proportioned Easterly facing garden which is mainly laid with lawn and has the benefit of two patios. The garden also benefits from outdoor heaters and a irrigation system. The arrangement of the accommodation across three levels offers a balance of shared living areas and private bedroom space, with the study adding further versatility. The modernisation throughout is reflected in the contemporary kitchen, bathroom fittings and living spaces, creating a home that is both practical and welcoming. The location is a feature, with the amenities of Henley-in-Arden village within walking distance. Residents can enjoy convenient access to the facilities the village has to offer, while the cul-de-sac setting provides a quieter position in the heart of the village. With its four bedrooms, two bathrooms, dedicated study and spacious kitchen/diner, this detached home presents an opportunity for buyers seeking a modernised property in a well placed village location. The combination of a separate lounge and an open kitchen/diner provides distinct spaces for both quieter evenings and more sociable occasions, while the utility room adds convenience to the ground floor layout.



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: E

Tenure: Freehold



- Significantly Modernised Four Bedroom, Two Bathroom Detached House Located Within The Heart Of Henley-In-Arden Village
- Set Within A Quiet Cul-De-Sac Behind A Large Tarmac Driveway
- The Property Is Accessed Via The Entrance Hallway & To The Front Is A Well Proportioned Lounge With A Media Wall & Feature Fireplace. Also To The Front Is A Fully Fitted Study
- Located To The Rear Of The Property Is An Expansive Kitchen/Diner, With A Feature Island, Fully Fitted Appliances & Doors Onto The Rear Garden. The Kitchen Is Supported By A Useful Utility Room
- Located On The First Floor Are Two Double Bedrooms & Two Bathrooms, One Of Which Is En-suite To The Principal Bedroom. To The Second Floor Are Two Further Bedrooms
- The Principal Bedroom Boasts Views Over The Rear Garden & A Large En-Suite Bathroom With Dual Sinks, A Walk In Shower & Separate Free Standing Bath
- Located To The Rear Of The Property Is A Completely Landscaped Easterly Facing Garden With The Benefit Of Multiple Patios With Heaters & A Irrigation System
- Set Walking Distance To All Of The Amenities Henley-In-Arden Village Has To Offer



ENTRANCE HALLWAY

WC

LOUNGE
10' 9" x 13' 11" (3.27m x 4.23m)

STUDY
7' 5" x 8' 11" (2.27m x 2.73m)

KITCHEN/DINER
22' 1" x 12' 8" (6.72m x 3.86m)

UTILITY
7' 10" x 6' 8" (2.38m x 2.02m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 0" x 12' 5" (3.96m x 3.78m)

ENSUITE
8' 4" x 12' 6" (2.55m x 3.80m)

BEDROOM TWO
10' 5" x 10' 8" (3.17m x 3.24m)

BATHROOM
5' 10" x 8' 11" (1.78m x 2.72m)

SECOND FLOOR

BEDROOM THREE
7' 10" x 11' 6" (2.38m x 3.50m)

BEDROOM FOUR
7' 10" x 12' 8" (2.39m x 3.86m)

TOTAL SQUARE FOOTAGE
145.0 sq.m (1559 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Lamona integrated oven, Lamona integrated hob, Lamona extractor, Lamona microwave, Lamona fridge, Lamona freezer, Bosch dishwasher, Zanussi warming drawer, ensuite Sonus speaker, garden shed, all carpets, blinds and light fittings, CCTV and car charging point.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

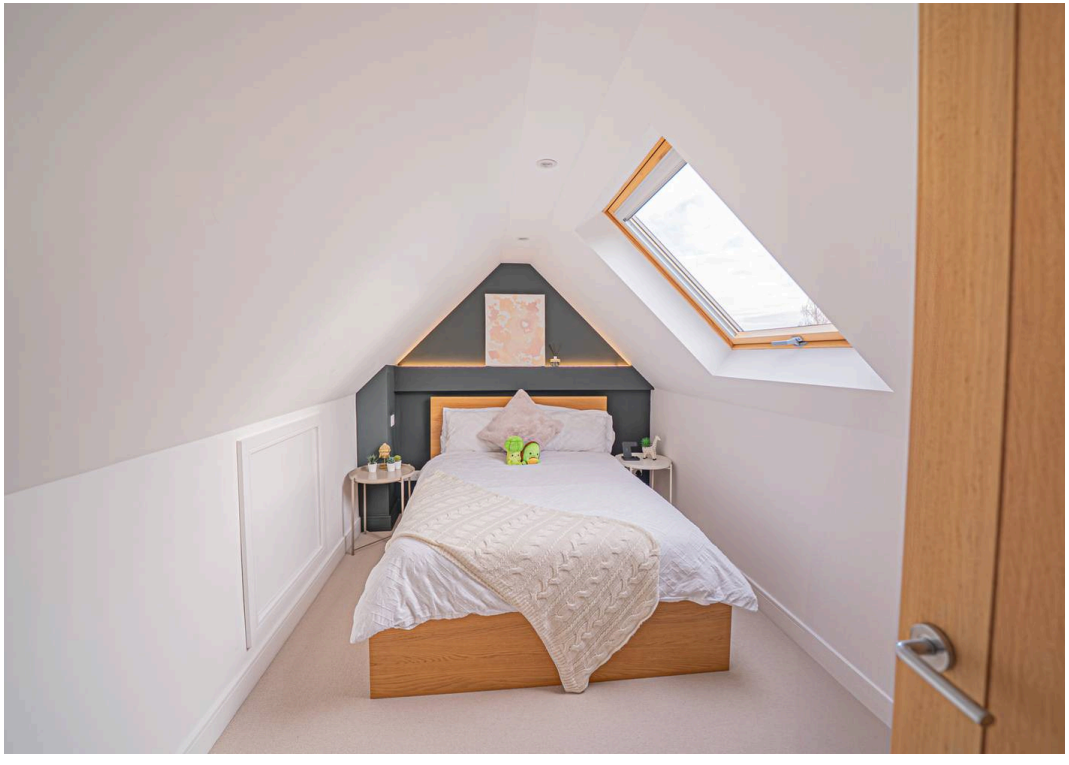
INFORMATION FOR POTENTIAL BUYERS

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.

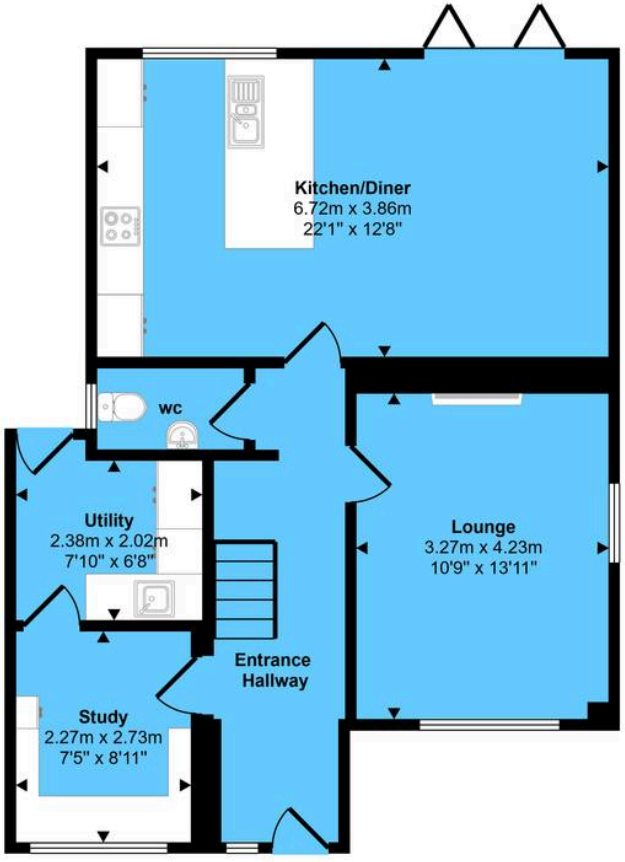




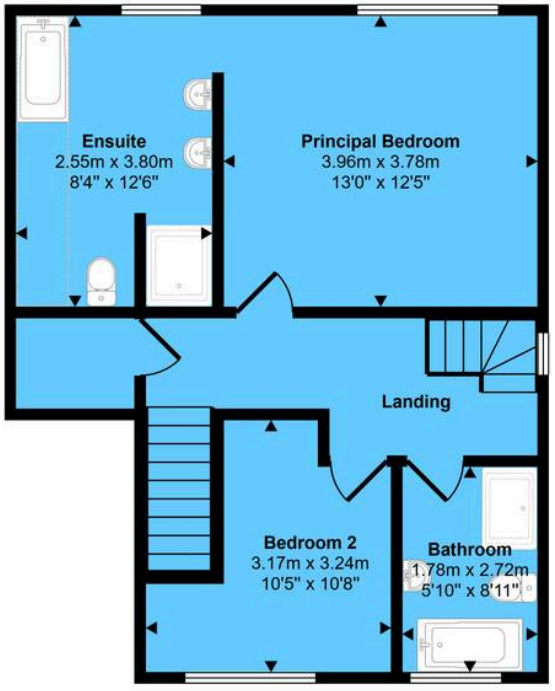




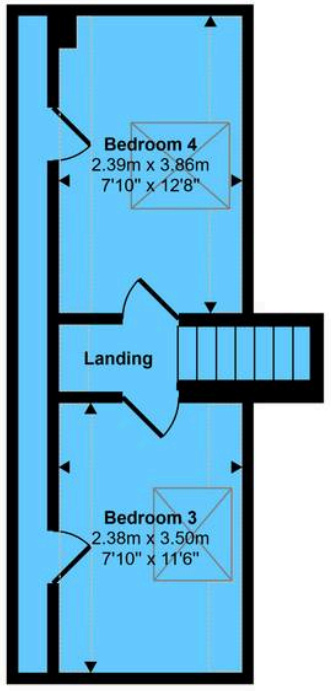
Approx Gross Internal Area
145 sq m / 1559 sq ft



Ground Floor
Approx 67 sq m / 726 sq ft



First Floor
Approx 52 sq m / 556 sq ft



Second Floor
Approx 26 sq m / 276 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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