



**VAUGHANREYNOLDS**  
ESTATE AGENTS

21 Glenhurst Road  
Henley-in-Arden, B95 5HZ



## The Property

No. 21 is located at the head of an established close on the fringe of Henley-in-Arden with plentiful amenities and attractions available at hand. This striking home has undergone a considerable course of improvement and remodelling, creating a spacious and highly versatile family home, nestled in a discreet leafy setting. The accommodation is well appointed and designed and offers a wealth of flexibility which could serve an aspirational family or multi-generational family with a need for additional ground floor living. Viewing is highly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises;

Being set back from the road beyond a gated driveway providing secure parking for several vehicles, you enter the property under a covered porch and are greeted by a striking reception hall, with oak and glazed staircase leading off, herringbone flooring throughout and solid oak doors. There is a WC/Cloaks and beautifully fitted study to front, providing the perfect work from home space.

Continuing into the heart of this home, an impressive open plan family kitchen and dining room is located to rear and is well equipped with a modern kitchen and central island, ample space for dining and a semi open plan design affording a pleasant flow to a relaxed family room / seating area.

The formal lounge affords impressive proportions and is filled with natural light through windows to side and a bank of bifolding doors to rear, framing a superb rural outlook. There is a feature tiled wall with log burner, and herringbone laid flooring throughout.

There is a useful utility room, comms cupboard and additional office / reception room with a WC and shower off. Combined, this makes a great space for guests or a dependant relative.







To the first floor, a galleried landing with glazed roof lantern provides access to four good size bedrooms. The main and guest bedrooms have walk in wardrobes and modern en-suite shower rooms. And bedrooms three and four share a Jack and Jill arrangement to a third en-suite bathroom.

Externally, the property sits well within its mature plot, with an enclosed patio to side, extending to the rear, linking the reception rooms and kitchen under a decked covered terrace. Shaped lawns extend outwards, abutting post and rail fencing and a further covered seating area, affording uninterrupted views towards the undulating countryside beyond. There is gated access to the side of the property, leading to the front where an oversized garage provides additional secure storage

### The Location

Henley-in-Arden is a picturesque, historic market town located along the A3400 some eight miles from Stratford upon Avon and eight miles from Solihull. It is well placed for quick access on to the M40 at Lapworth Hill (two miles) which provides links to the M42, M5, M1 and M6. In addition, the N.E.C., Birmingham International Airport and Railway Station are all within half an hour's drive. Henley-in-Arden contains a wide choice of local shops, Inns and restaurants, together with primary and secondary schooling facilities. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.





4



4



4



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

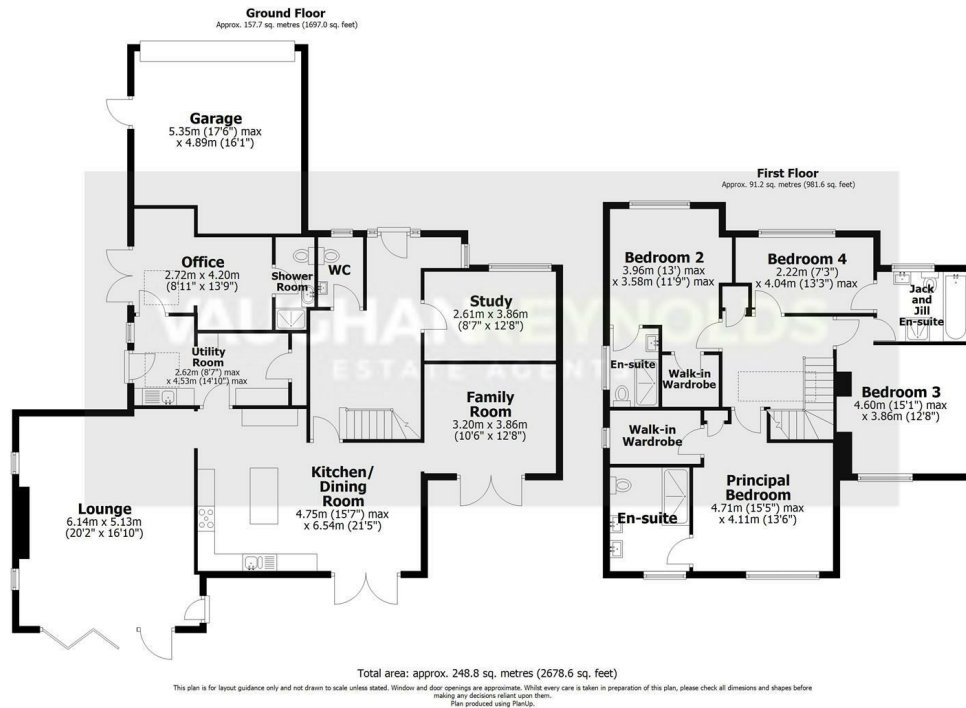
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford, Council Tax Band G

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**VAUGHANREYNOLDS**  
ESTATE AGENTS

10 Union Street, Stratford upon Avon CV37 6QT  
T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk