



**VAUGHANREYNOLDS**  
ESTATE AGENTS

15 Henley Grange Stratford Road  
Henley-In-Arden, B95 6AE



## The Property

15 Henley Grange is an exceptional first-floor luxury apartment forming part of an exclusive, high-quality gated development just a short stroll from the historic high street of Henley-in-Arden. Accessed via a private driveway with electric entrance gates, the gravelled approach leads to the elegant apartment building, where the property benefits from allocated parking to both the front and rear.

A secure communal entrance lobby with intercom system, lift and stair access sets the tone for the quality within, while a hardwood entrance door opens into a beautifully presented hallway with coved cornicing and contemporary downlighting. Double doors reveal a superb open-plan living space, thoughtfully designed for both relaxation and entertaining, featuring a bright living area with double glazed windows and French doors opening to a Juliet balcony, along with useful double storage cupboards.

The stylish kitchen is appointed with gloss-fronted cabinetry, tiled splashbacks and integrated Bosch appliances including an electric oven, induction hob with extractor canopy, microwave and an American-style fridge freezer, all complemented by sleek worktops and modern lighting.





The accommodation continues with a versatile study or third bedroom, and a generous second bedroom fitted with double wardrobes and a central dressing table, served by a contemporary Jack and Jill shower room with quality fittings and heated towel rail. The impressive principal suite enjoys dual-aspect windows, a fitted wardrobe, and access to a dedicated dressing room complete with shelving, hanging rails and drawers, leading through to a luxurious en-suite bath and shower room with feature tiling, oak-topped basin, double shower and practical utility space.

### The Location

Positioned within one of Warwickshire's most sought-after market towns, Henley-in-Arden is celebrated for its characterful period architecture, independent boutiques, cafés, traditional inns and restaurants, alongside excellent everyday amenities. The town also benefits from a railway station offering direct links to Birmingham and Stratford-upon-Avon, as well as convenient access to the M40 and M42, combining picturesque countryside surroundings with outstanding connectivity — making 15 Henley Grange a rare opportunity to enjoy refined living in an enviable setting.





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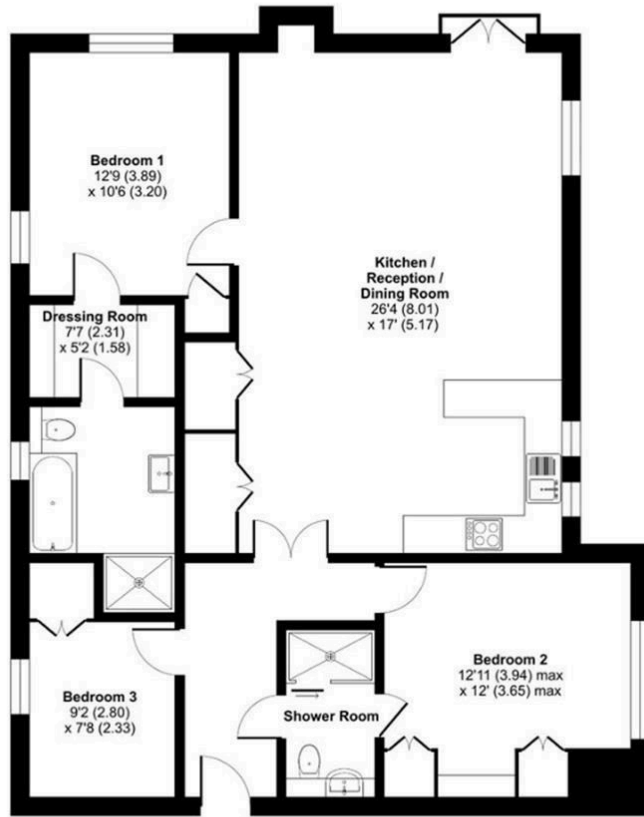
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## Stratford Road, Henley-in-Arden, B95

Approximate Area = 1139 sq ft / 105.8 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1411094

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

## 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 Leasehold - Share of Freehold with a share of the freehold. Term 999 years from 1 July 2013

Service Charge approximately £3200 per annum which includes gardening, lighting, maintenance of the electric gates, common areas and lift.

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

Local Authority: Stratford, Council Tax Band D

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