



Chestnut Walk, Henley-In-Arden

Guide Price £599,950

**Hawkins Patterson**  
ESTATE AGENTS

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# Chestnut Walk, Henley-In-Arden

Chestnut Walk is a quiet, private cul-de-sac in the heart of the Town. A short walk takes you down to the High Street or along to the Railway Station. 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 (2 miles) which provides links to the M42, M5, M1 and M6. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within half an hour's drive. The bustling high street of Henley-in-Arden is home to boutique shops, cafes and a fantastic selection of pubs and restaurants, including The Mount, The Black Swan & White Swan plus The Nags head, to name a few.

Situated back from the road behind a double width driveway, access is gained via a composite door with frosted double panel leading to:

## ENTRANCE HALL

Stairs to first floor, fitted door mat, radiator, wood flooring and doors to:

## FRONT LOUNGE

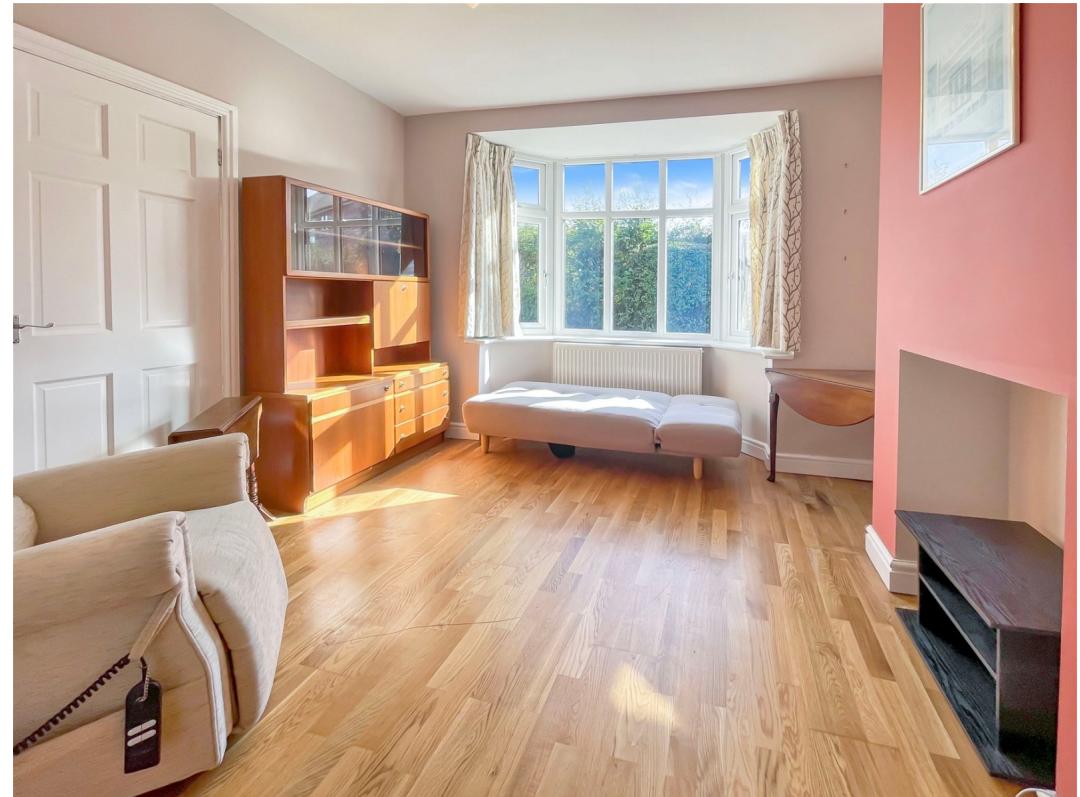
Double glazed bay window to front, radiator, wood flooring and opening to;

## DINING ROOM / STUDY

Double glazed sliding patio doors to the garden, Antique pine fireplace surround with log burner, under stairs storage cupboard, double glazed window to side, radiator, ample space for study area and dining table.

## DOWNSTAIRS WC

Wash basin, WC, wall cupboard housing the Worcester Bosch combination boiler ( Installed Nov 2022).





## **SUPERB EXTENDED KITCHEN BREAKFAST ROOM**

Vaulted ceiling with LED downlights and double glazed Velux window. An extensive range of Shaker style fronted, base, wall and drawer units, granite work tops incorporating a Belfast sink, integrated dishwasher, washing machine, Belling Classic range cooker, tiled flooring, space for American style fridge, freezer and double glazed doors to the patio.

## **FIRST FLOOR LANDING**

Loft hatch with pull down ladder to access part boarded loft space.

## **BEDROOM ONE**

Double glazed bay window and separate window to front and radiator.

## **BEDROOM TWO**

Double glazed window to rear and radiator.

## **BEDROOM THREE**

Double glazed window to rear and radiator.

## **BATHROOM**

Refitted white suite, WC, pedestal wash basin, panelled bath with telephone style mixer tap and shower head attachment, tiled splashbacks, heated towel rail and extractor.





## LARGE REAR GARDEN

Paved patio area and a wide gated side passage offering space for extension (STPP). Generous laid lawn with hedged and fenced boundaries, garden shed.

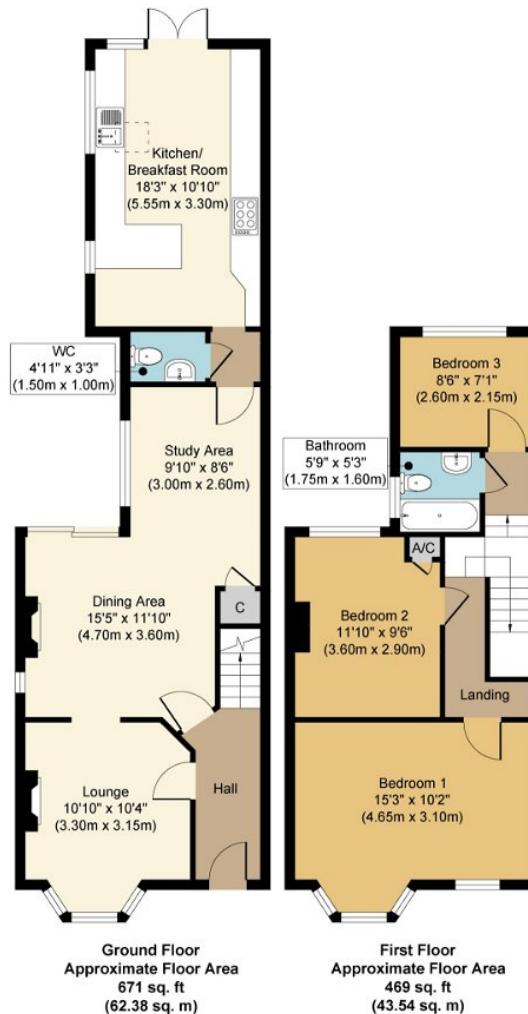
## TANDEM REAR GARAGE

The garage was replaced by its current owners and offers excellent space for a workshop or large vehicles, with light and power points, up and over rear door to a rear parking space. The driveway in front leads down to locked gates out on to Bear Lane.

Council Tax Band- E (Stratford-upon-Avon district council)

EPC- Band D





**Approx. Gross Internal Floor Area 1,140 sq. ft. (105.92 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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