

EDWARDS

ESTABLISHED 2007

SUNNYSIDE

HENLEY-IN-ARDEN B95 6HX

# FOR STARTERS

3 2 1

OFFERS OVER
£450,000

## MAIN COURSE

A rare opportunity to acquire a three-bedroom semi-detached home occupying an exceptional plot with breathtaking open countryside views to the rear. Tucked away at the end of a peaceful cul-de-sac with no passing traffic, this fantastic family home offers generous accommodation, outstanding outdoor space and incredible scope for extension and modernisation (subject to the necessary planning permissions).

From the moment you arrive, it is clear this property is something truly special. Occupying an enviable front-to-back plot, the property enjoys a substantial frontage with an extensive driveway and generous fore garden, providing off-road parking for multiple vehicles. To the side of the property is a wide access leading to a detached garage, presenting excellent potential for conversion into a home office, gym, workshop or additional living accommodation, subject to the relevant consents.

Stepping inside, you are welcomed into your entrance hallway with the staircase positioned to the left. To your right is a generously proportioned L-shaped living room, creating a wonderful space for relaxing and entertaining. A large front-facing window fills the room with natural light, whilst French doors open directly onto the rear garden, allowing you to enjoy the spectacular setting throughout the year.

The kitchen is positioned to the rear of the property and offers a range of wall and base units with ample worktop space. The sink is perfectly positioned beneath the window, allowing you to take in the beautiful garden and uninterrupted countryside views while preparing meals.

Leading from the kitchen is a fantastic dining area, ideal for family gatherings and entertaining guests. With doors opening onto the garden, this room enjoys plenty of natural light and offers an excellent connection to the outdoor space. Also located off the dining area is a practical utility room and a separate downstairs WC, as well as a separate door to the front.

The ground floor already offers a superb layout for modern family living, while also presenting an exciting opportunity for a purchaser to modernise, reconfigure or extend the accommodation to create their dream home.







Upstairs, there are two generous double bedrooms and a well-proportioned single bedroom, all served by an immaculate contemporary shower room. The rear bedroom enjoys particularly stunning open views across the surrounding countryside, making it a peaceful retreat to wake up to each morning.

The true standout feature of this home is undoubtedly the magnificent rear garden. Exceptionally private and beautifully established, it offers a wonderful setting for both relaxation and entertaining. A spacious patio provides the perfect spot for outdoor dining, while the expansive lawn offers an abundance of space for children, pets and keen gardeners alike. At the heart of the garden sits a large pond, creating an attractive focal point. Beyond the garden lie uninterrupted open countryside views, providing a truly idyllic backdrop that is rarely found.

Homes offering such an outstanding plot, breathtaking views and endless potential are seldom available. Whether you're looking to move straight in or create your forever home, this is an opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the setting, the space and the incredible potential this wonderful home has to offer.

## KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - C

EPC
Band - D

North East Facing

Mains LPG Gas, Electric, Water, Drainage

LPG Gas and Electric

Alcester Grammar
Temple Grafton C of E Primary

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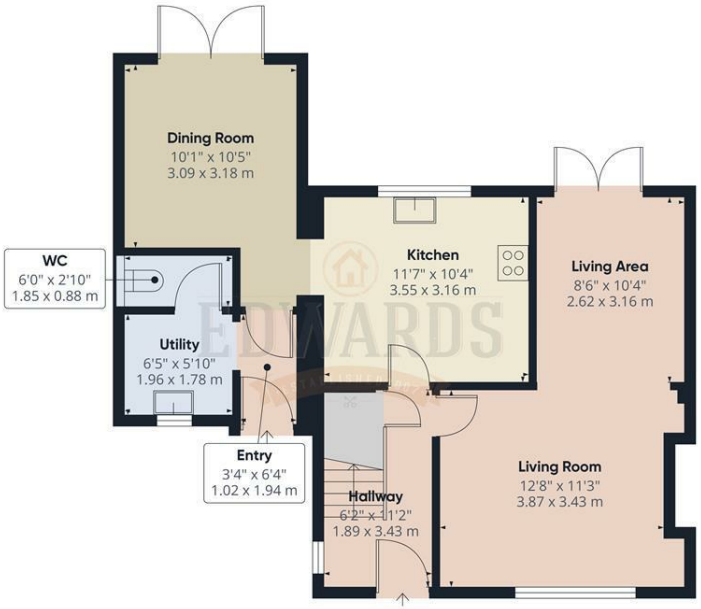


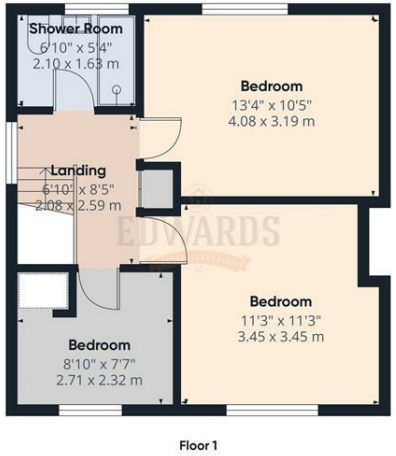














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**Approximate total area**(1)

1045 ft²

97 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


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