



Clearwell House

Henley-in-Arden

theAgents
property consultants

A stunning countryside retreat with elegant living and exceptional charm

CLEARWELL HOUSE
HENLEY-IN-ARDEN

Summary

Clearwell House is a beautifully presented and generously proportioned family home, offering a perfect blend of character, comfort and modern-day living. Set in an enviable position on Whitley Hill, this impressive property sits on a gorgeous 1.82 acre plot enjoying semi-rural setting while remaining conveniently close to local amenities. Thoughtfully designed throughout, the home provides spacious and versatile accommodation, ideal for both everyday family life and entertaining.

Ground Floor

A bright and inviting entrance hallway, setting the tone for the rest of the home. The well-appointed kitchen offers ample storage and workspace, flowing seamlessly into a dining area perfect for family meals and social gatherings. An oil fired Aga, Siemens cooking appliances makes this a dream for cooking enthusiasts alongside a walk-in pantry and a vast adjacent utility room adds more desirability to this space. Through the utility, you are led to a ground floor shower room with flexible in use entertainment room. This space would be ideal as a self-sufficient annexe if required. A spacious living room provides a warm and relaxing environment, complemented by a beautiful open fire, large windows and French doors with direct access to the gardens. Off the main hallway, there is a formal dining room with plenty of space for a large dining table enabling you to host. Finally, there is a bespoke home study with fitted carpentry overlooking the front elevation. The ground floor is completed via a downstairs cloakroom.

First Floor

Upstairs, the property continues to impress with well-proportioned bedrooms, each offering comfort and privacy. The Principal Bedroom benefits from generous space with fitted wardrobes, a free-standing feature bath leading through to the en-suite. Benefiting from pleasant outlooks at the front and the rear, this space is a unique retreat. Additional bedrooms are ideal for family members and guests with use of the family bathroom or separate shower room adjacent.

Outside

Externally, Clearwell House boasts the most attractive and well-maintained grounds, providing a wonderful outdoor space to enjoy. The gardens offers a wide range of lawn, patio areas, woodland, planting areas, ideal for relaxing, entertaining or alfresco dining. A garden office which is beautifully located within the grounds with services connected. Other outbuildings briefly comprise of a garden store and workshop. To the front, there is ample parking on the drive.

Location

Situated on the outskirts of Henley-in-Arden, the property enjoys a desirable, elevated position at the top of Whitley Hill. The area is renowned for its picturesque surroundings, historic character and a strong sense of community. Excellent transport links provide easy access to nearby towns and cities, while a range of shops, schools and amenities are within convenient reach.

Services to the Property

Mains water and electric, Oil Fired Central Heating and Private Drainage.

Local Authority and Tenure

Stratford-upon-Avon District Council and Freehold.

EPC Rating

EPC Rated D.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.











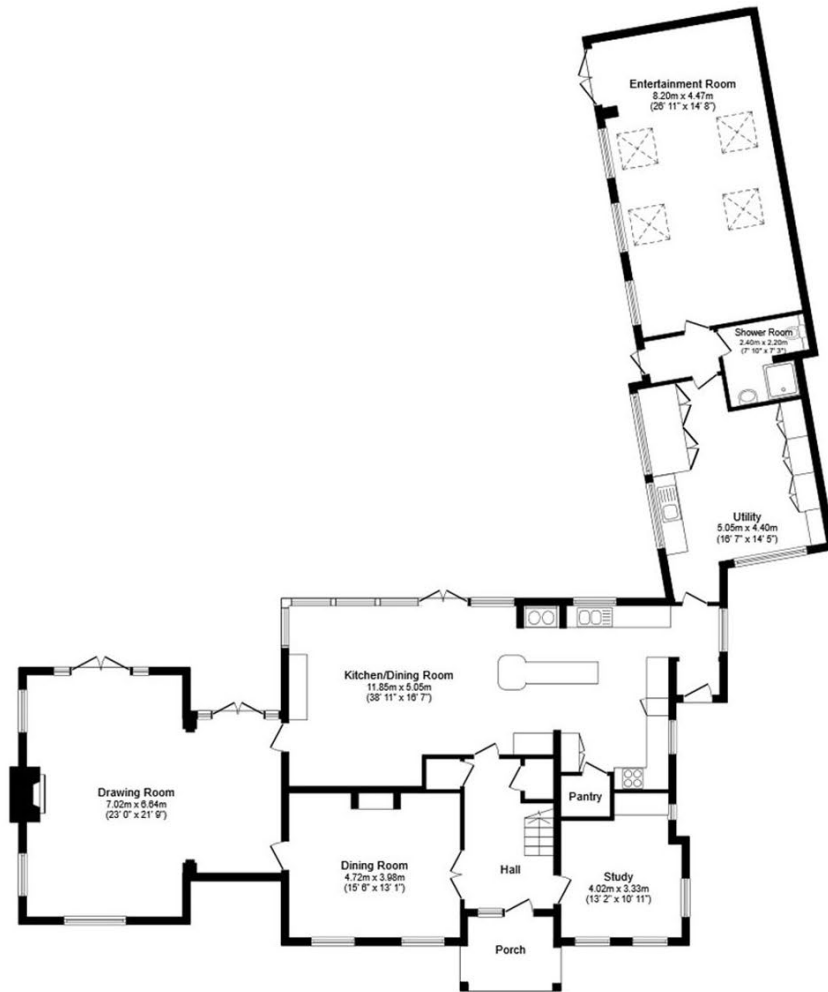






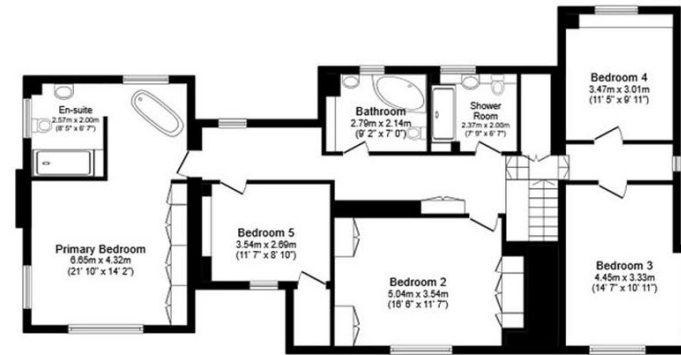
Clearwell House, Henley-in-Arden, B95 5DL

Total floor area: 406 sq.m (4,371 sq.ft)



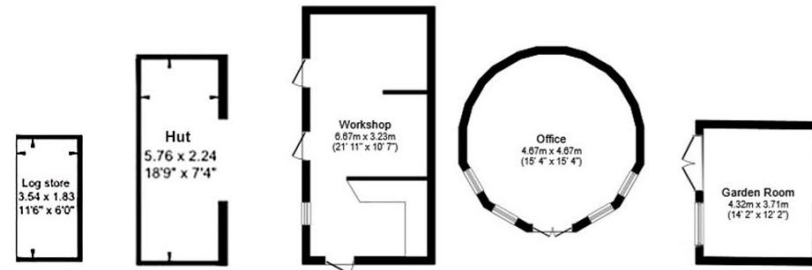
Ground Floor

Floor area 215 sq.m (2,315 sq.ft.)



First Floor

Floor area 116 sq.m (1,249 sq.ft)



Outbuilding

Floor area 75.0 sq.m (808 sq.ft)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.