



**smarthomes**  
PORTFOLIO COLLECTION



**Warwick Road**  
**Henley-in-Arden**

**An exceptional 5 bedroom family home offers a huge amount of space and has been designed to the very highest standards.**



Please note: Images are for illustrative purposes only

## Property summary

**Arranged over three floors, this superb property offers five bedrooms.**

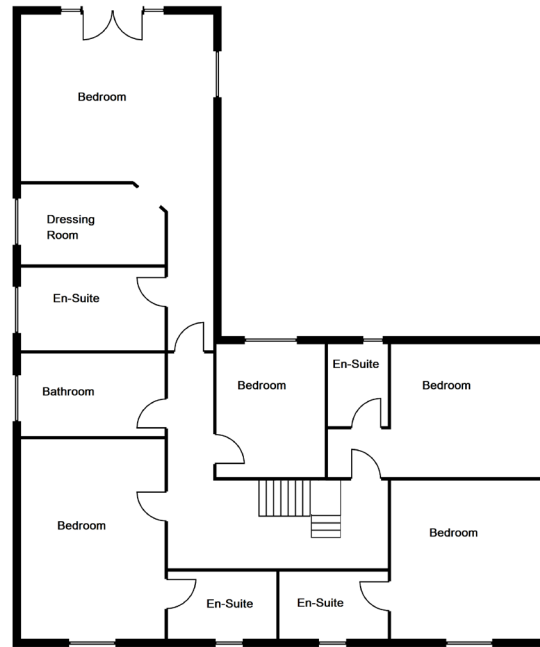
Experience the ultimate in luxury family living with this exceptional home. A 5 bedroomed 3 storey impressive new build property benefitting 6100 sq ft of living space in a desirable rural location. The addition of a games room and playroom on second floor offers flexibility to meet larger family needs. Additionally the 4 ensembles, family bathroom to first floor and a dressing room to the main bedroom means the needs of each family member or guests are well catered for.

# Floorplans

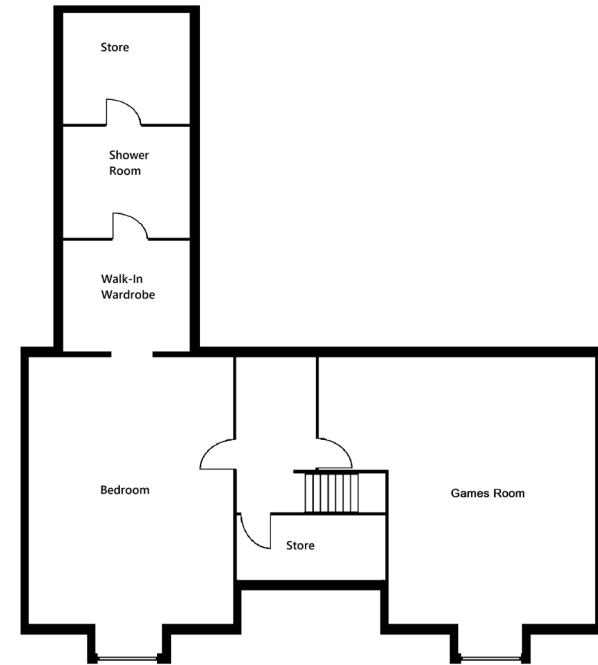
For identification purposes only



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Experience the ultimate in luxury family living with this exceptional home. This impressive 5-bedroom, 3-storey new build property boasts 6100 sq ft of thoughtfully designed living space in a desirable rural location. Perfectly blending style, comfort, and functionality, this home is ideal for discerning families seeking high-end living.

The addition of a games room and playroom on second floor offers flexibility to meet larger family needs. The property features 4 ensuites, a family bathroom to first floor as well as a dressing room to the main bedroom meaning those early morning queues to get ready for the day will be a thing of the past! Offering a generous lounge, open plan kitchen/ family room with two sets of bi fold doors leading to the garden, a snug, home study and separate dining room, this property provides exceptional stylish and comfortable accommodation for the most particular of families. Don't miss the opportunity to own this impressive new build property. Contact us today to register your interest.





## Property Features

- Expansive living space
- Large Contemporary Fully Fitted Kitchen/ Family room
- Desirable Location
- Generous Lounge with Bi Fold doors to the Garden
- Triple Garage
- 4 En Suite Bathrooms
- 6100 sq Ft ( approx)
- Set in one third of a acre
- Games Room and Play Room
- 3 Floors



# smarthomes

PORTFOLIO COLLECTION

## General Information

Tenure: Freehold  
 Services: Mains gas, electricity and water  
 EPC: Rating B  
 Local Authority: Warwickshire County Council  
 Warranty: NHBC builders warranty (2 years)

## Directions

POSTCODE B95 5DL

Henley-in-Arden is ideally situated for access to Stratford-upon-Avon and Warwick, with convenient transport links to Birmingham and beyond. The town boasts a charming mile-long High Street lined with medieval, Tudor, Georgian, and Victorian architecture, offering a delightful array of shops, pubs, and restaurants. Excellent schools, recreational facilities, and other local amenities are just a short walk away, making it a perfect place for families and professionals alike.



Solihull Train Station 15 minutes  
 Solihull Town Centre 20 minutes



Birmingham City Centre 35 minutes  
 London Marylebone 1hr 45 minutes



Birmingham Airport 20 minutes

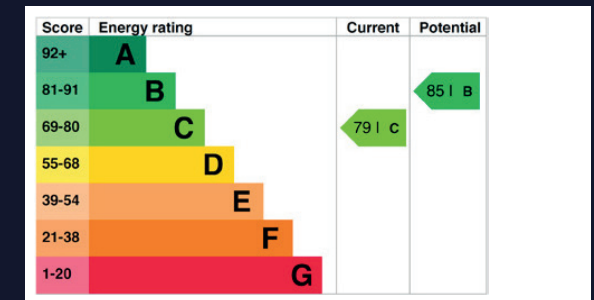
## Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. 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. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

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We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, **smarthomes** Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

## Energy Efficiency Rating



## Contact Us

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