



The Old Yew Trees, High Street

£1,475,000

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The Old Yew Trees, High Street

This landmark Grade II listed building has stood on this site on the High Street since 1579, with many later additions over the centuries that followed. Today it is a beautifully maintained and superbly presented home of great comfort & character. One for a growing family or to downsize in style, with everything you want virtually on your door step.

APPROACH

The foregarden has two mature Yew trees that this fine home is named after. Wrought iron railings & gate lead to solid wooden door opening into,

DINING ROOM

With original hardwood flooring. This dual aspect room has chimney breast with recessed mock wood burning stove on a flagstone hearth.

DRAWING ROOM

Also dual aspect with twin front windows & twin French doors at the rear. leading out to the terrace. This generously proportioned room also has a very effective mock wood burning stove. The room features a timber vertical beam together with ceiling & wall beams. Double doors into,

SNUG / MUSIC ROOM

Currently as music room with a borrowed light window overlooking the garden room. Niche with display shelving.





BREAKFAST KITCHEN

French rustic style units in country cream & tiled floor. China sink & drainer set into granite worktops. Featuring a Green enamel gas fired AGA. within decorative chimney surround with concealed extractor & lighting. For summer there is opposite a four ring gas hob & under top oven also within decorative chimney surround. Integrated fridge & dishwasher. Two steps up to,

UTILITY

Fitted with units to match the kitchen. China sink & drainer. Housing for a large fridge/freezer. Cupboards housing hot water tank, boiler & plumbing for a washing machine.

GARDEN ROOM

Under vaulted solid roof. Double glazed windows on three sides & central double French doors. Side door to forecourt parking & cloaks cupboard.

WC / SHOWER ROOM

Tiled floor. Full width vanity unit with freestanding circular wash basin. WC with concealed cistern. and mirror in the recess above. Shower cubicle with glass entry door. Velux skylight.

HOME OFFICE / STUDY

High quality fitted office furniture in French Oak on two sides. Vaulted roof with exposed timber "A" frame & ceiling beams.





INNER HALL

With a door out to the garden. Hardwood staircase to one side with large window at the mid point.

GUESTS WC

Low flush WC & wash basin.

PRINCIPAL BEDROOM SUITE

Hallway with a range of fitted cupboards. Vaulted ceiling with exposed beams. Fitted wardrobes & dressing table. The stunning en-suite has tiled floor & walls. Villroy & Bosch fitments. Wet area with waterfall head & hand held shower attachment. Wall mounted vanity unit with one piece wash basin over drawers. Dual flush WC. Illuminated display niches. Exposed beams & under floor heating.



BEDROOM TWO

Wall & ceiling beams. Extensive range of fitted bedroom furniture along two walls

EN-SUITE

Equally beautifully appointed as just described.

BEDROOM THREE

Wall & ceiling beams. Folding door into,

EN-SUITE

Again a tour de force of understated luxury.

BEDROOM FOUR

The final double room.

EN-SUITE

As beautifully appointed as the other three.



PRIVATE PARKLAND GARDEN

Starting with a sheltered sun terrace. bordered by low level stone wall/ Ivy clad pergola walkway. Along one side are paved seating & dining areas. Whilst towards the rear is a thatched Rondavel (circular gazebo) for sheltered dining. The entire garden is contained within a mix a brick walling & mature hedging. Rear gate & side door into,

DOUBLE GARAGE

With electric door. power & lighting.

FORECOURT PARKING FOR 3 CARS

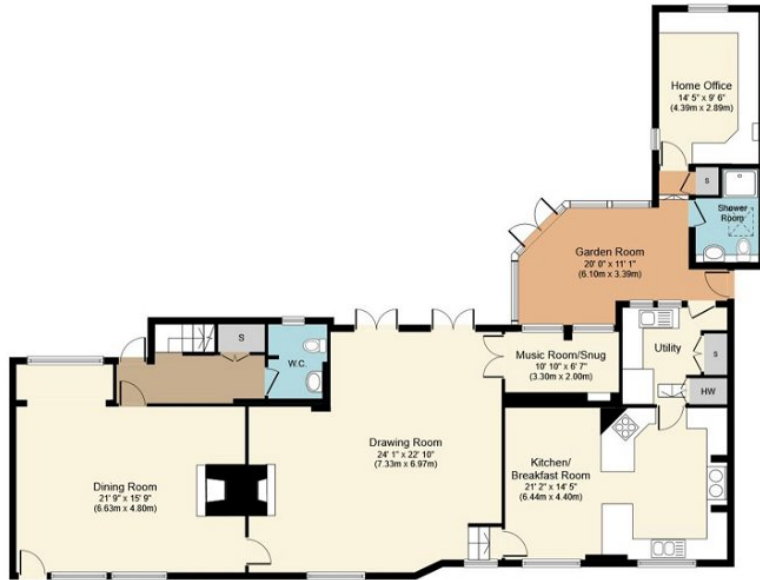
On the High Street this brick block area has space for three cars.





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. Henley in Arden contains a wide choice of local shops, doctors surgery, Inns and restaurants, including The Mount' restaurant and bar by celebrity chef - Glynn Purnell and the Black Swan by the White Brasserie (Raymond Blanc). There are good primary and secondary schooling facilities within town. Rail and bus services provide commuter links to Stratford upon Avon, Solihull and Birmingham.

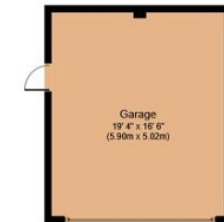
EPC Except Listed Building. Council Tax BAND G Stratford-upon-Avon District Council.



Ground Floor
Approximate Floor Area
1,897 sq. ft.
(176.2 sq. m.)



First Floor
Approximate Floor Area
1,271 sq. ft.
(118.1 sq. m.)



Outbuilding
Approximate Floor Area
319 sq.ft.
(29.6 sq.m.)

Approx. Gross Internal Floor Area 3,486 sq.ft. (323.9 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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