

An aerial photograph of a large, two-story red brick house with a tiled roof, situated in a lush green landscape. The house has a prominent chimney and a large bay window. To the left of the main house is a smaller, single-story brick building with a gabled roof. A gravel driveway runs between the two buildings. The property is surrounded by green fields and trees, with a large, mature tree in the foreground on the left. The sky is blue with scattered white clouds.

The Meadows Buckley Green Henley-in-Arden



Buckley Green is an attractive hamlet in the parish of Beaudesert situated in a rural position and within easy reach of Henley-in-Arden. Henley has a good range of shopping and recreational facilities including doctors, veterinary surgery, parish church, public houses, restaurants and pubs. There is a wide range of shopping and recreational facilities in nearby Stratford-upon-Avon, Solihull and Warwick.

There are infant, junior and secondary schools in the town, and further state, grammar and private schools in the area to suit most requirements, with those in Warwick having a particularly good reputation.

Buckley Green is well positioned for access to the Midlands road and rail networks, with the M40 (J15) 8 miles away, M42 (J3A) 4 miles and Warwick Parkway Station 7 miles (with intercity trains to London Marylebone). There is also a train service from Henley-in-Arden to Birmingham.



Henley-in-Arden 0.5 miles, Warwick 10 miles (trains to London Marylebone from 69 minutes), Birmingham International Airport and Intercity railway train station 15 miles, Stratford-upon-Avon 10 miles, M40 J15 (8 miles), M40 J3A (4 miles) (distances and times approximate).



A lovely home with planning permission to convert the outbuildings.



The Meadows is a wonderful family home situated in this incredibly sought-after location with stunning views.

One enters the property via a reception hall with stairs rising to the first floor and doors radiating to the principal reception rooms including a wonderful dual aspect drawing room with fabulous fireplace. The hub of this family home is sure to be the excellent kitchen breakfast room which leads to the well-proportioned conservatory/dining/family room, offering stunning views over the gardens and grounds.



The kitchen area has a range of solid oak wall mounted and base units beneath a solid oak faced laminate work surfaces with integrated two oven AGA. The conservatory is a sizeable area with ample space for a dining table and seating area. Double doors open out to the rear patio and formal garden. The ground floor also has a useful utility, boot room and cloakroom.

The first floor comprises a principal bedroom with en suite, shower room, guest bedroom with en suite shower room, two further bedrooms of a good size and a family bathroom with bath and separate shower.

Gardens and grounds

Outside, The Meadows truly does enter a league of its own with the stables and piggery having planning permission to create a new dwelling, should one wish to do so. All details can be found under the planning Ref:20/00279/FUL.

One approaches the property via a gravelled gated driveway offering parking for several cars.

The gardens and grounds are immaculate and well-stocked with herbaceous borders and a range of specimen trees, in particular a lovely thriving orchard. Further land enclosed via post and rail fencing ensures this property lends itself well to those with an equestrian interest.

Services

Mains water and electricity are connected to the property. Oil fired central heating. Private drainage.

Directions (B95 5QF)

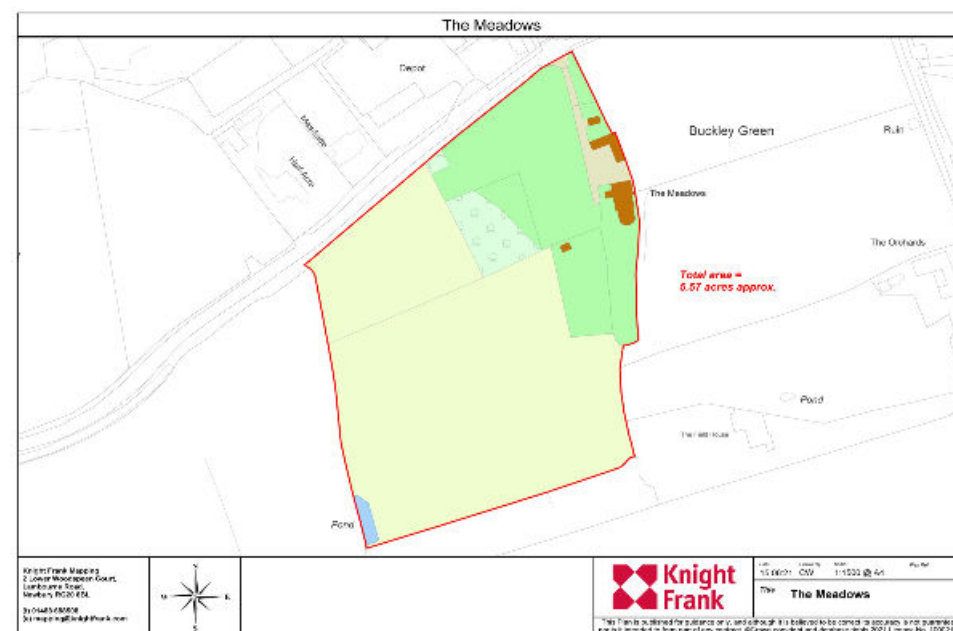
From Stratford-upon-Avon take the A3400 north signposted to Henley in Arden. Continue through Wootton Wawen into Henley-in-Arden. Upon reaching the traffic lights continue along the High Street, passing the main shopping area and continue through the town. Proceed out of the town and turn right signposted Buckley Green. The property will be located on the right identified via our For Sale sign.

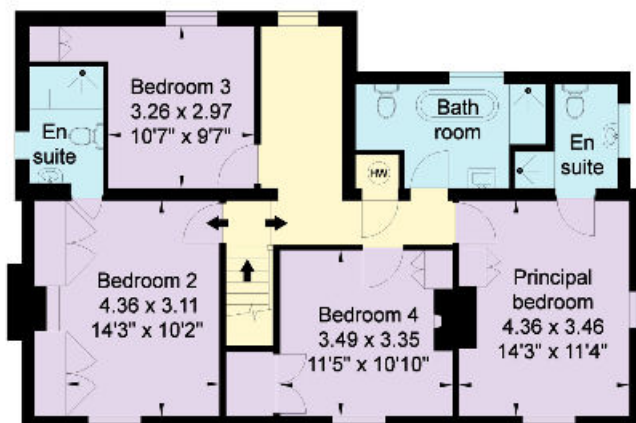
Terms

Tenure: Freehold

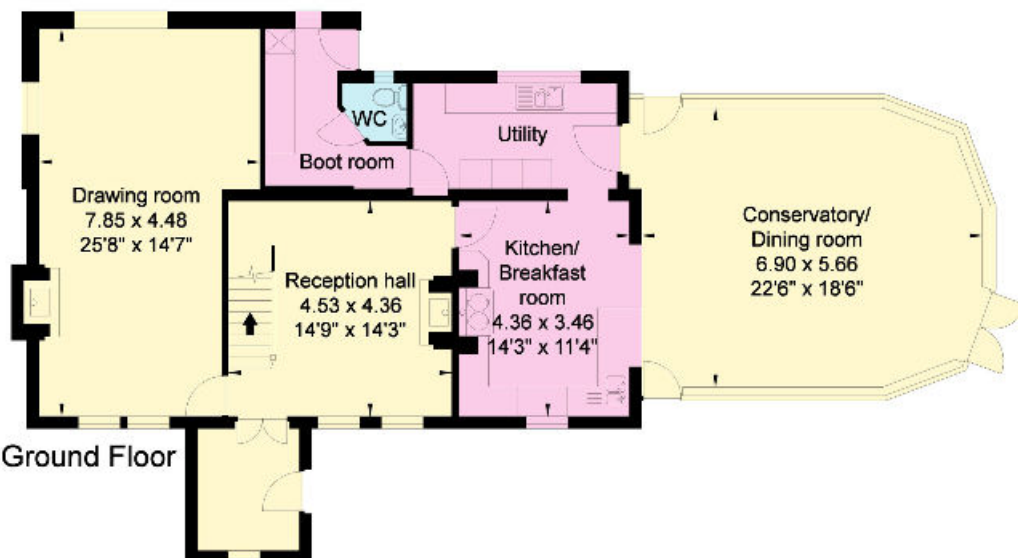
Local Authority: Stratford on Avon District Council. Telephone: 01789 267575. Council Tax Band: E



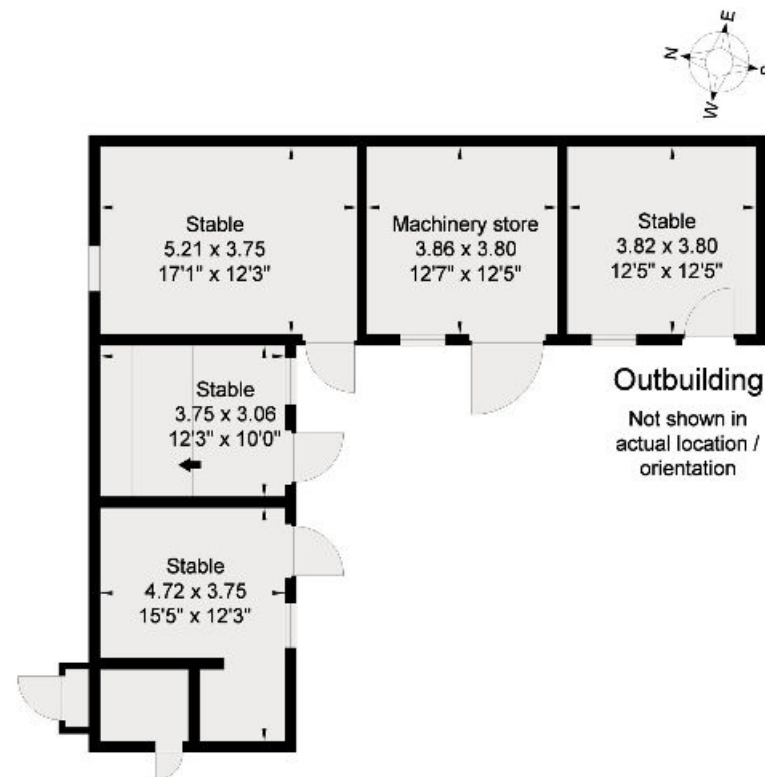




First Floor



Ground Floor



Outbuilding
Not shown in
actual location /
orientation

Approximate Gross Internal Floor Area
303 sq m/3,265 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank
Stratford upon Avon
Bridgeway House
Warwickshire
CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2021. Photographs and videos dated June 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.