



# 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.

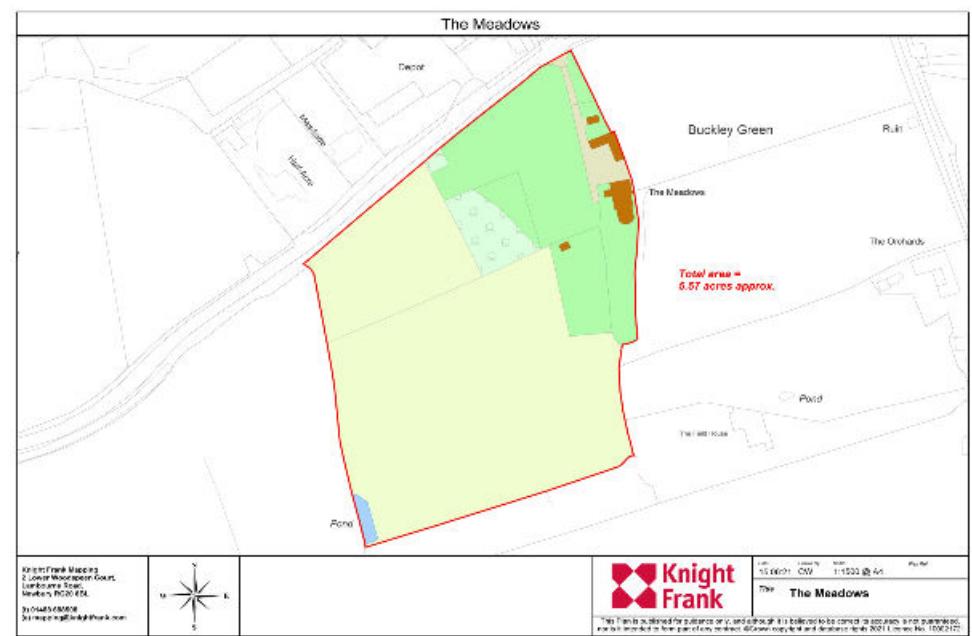
## Directions (B95 5QF)

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

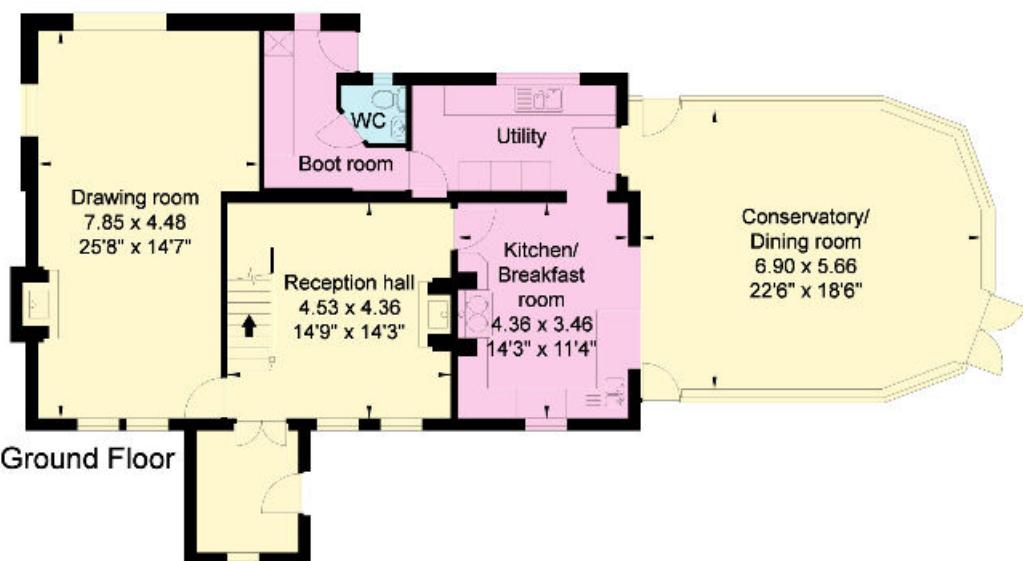
Tenure: Freehold

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





First Floor



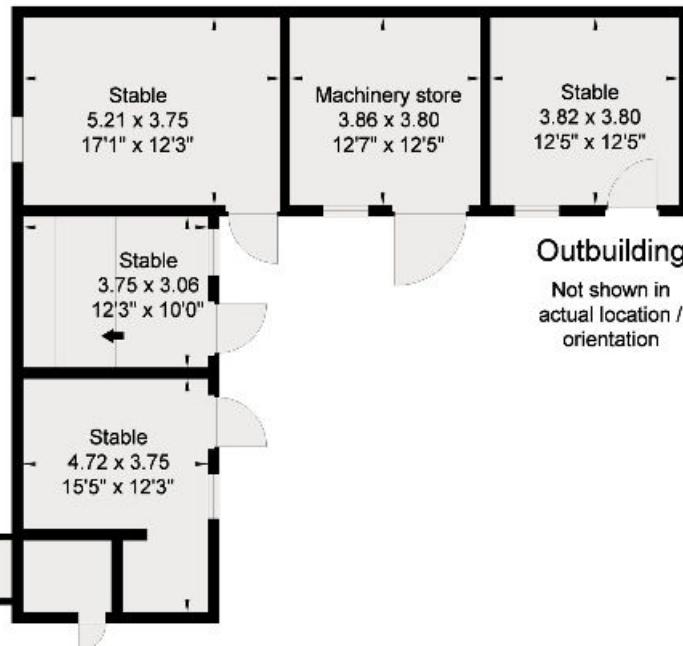
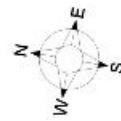
Ground Floor

Knight Frank  
Stratford upon Avon  
Bridgeway House  
Warwickshire  
CV37 6YX

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**I would be delighted to tell you more.**

**Will Ward-Jones**  
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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



**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.

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

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