



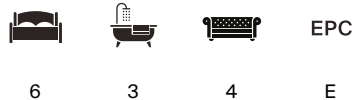
LANE END COTTAGES

Newnham, Henley-in-Arden, B95 6DU



A BEAUTIFUL AND CHARMING DETACHED TIMBERED SIX BEDROOM COTTAGE FULL OF CHARACTER

In a peaceful location in a sought-after hamlet with excellent access to Stratford-upon-Avon.



What3words: ///tycoons.attitudes.corkscrew

Tenure: Freehold

Local Authority: Stratford on Avon District Council Telephone: 01789 267575

Council Tax Band: G

Viewing: By prior appointment only with the agents

Services: Mains water and electricity are connected to the property. Electric heating. Private drainage. Broadband fibre to premises.
Fixtures and fittings: Fitted carpets, curtains, and light fittings will be included in the sale. The vendors' solicitor will provide a fixtures and fittings form listing items included and excluded from the sale, and those available to purchase by separate negotiation.

ACCOMMODATION AND AMENITIES

Entrance hall, cloakroom, drawing room with library area, dining room, kitchen/breakfast room, garden room/porch, snug, sitting room, utility room, ground floor shower room. 2 landings, 6 bedrooms, 2 en suite bathrooms approaching 3,000 square feet, garage, mature garden, and part-walled vegetable garden

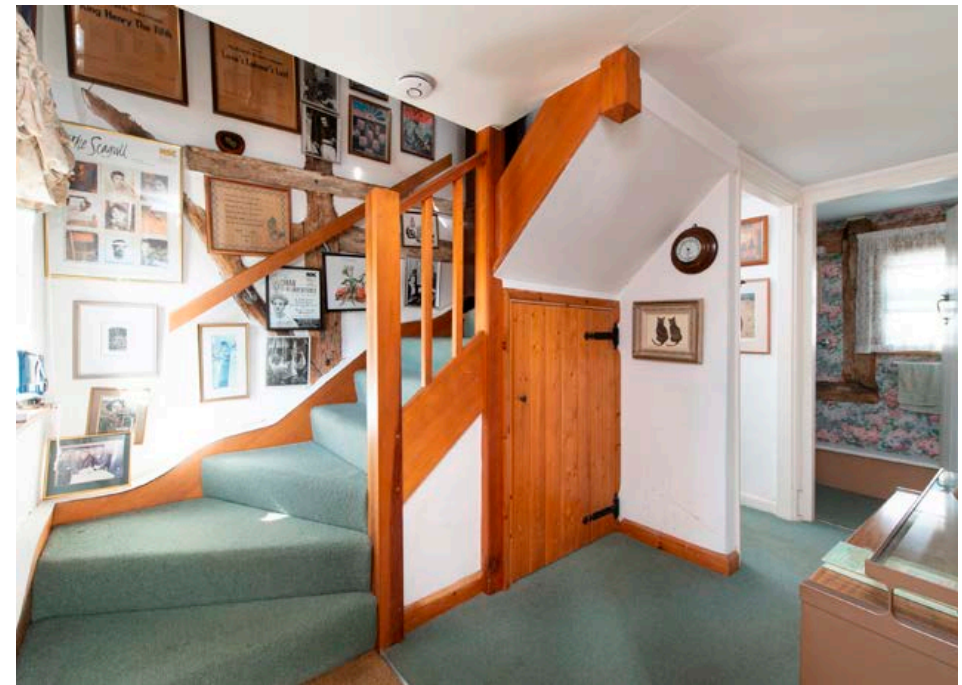
SITUATION

Lane End Cottages is situated on the edge of the small, peaceful hamlet of Newnham towards the end of a no-through lane, midway between Stratford-upon-Avon and Henley-in-Arden in delightful Warwickshire countryside.

Newnham consists of two farms and a number of cottages, in a wonderful, tranquil setting. Facilities for day-to-day requirements can be found in Henley-in-Arden, an attractive market town with a good range of shopping and recreational facilities, including doctor's surgery, veterinary surgery, fine parish church, public houses, restaurants, primary and secondary schools. In the area, there are state, grammar, and private schools to suit most requirements, including Warwick Boys School, Stratford Boys and Girls Grammar Schools, and the Croft Prep School close by.

The property is well located for access to the motorway network, with the M40, M42, and M5 easily accessible. Warwick Parkway Station provides access to London Marylebone to the south and Birmingham to the north. Birmingham also includes an international airport. Stratford-upon-Avon, with its Shakespearean heritage and theatres is approximately 6 miles away. There are golf courses at Stratford-upon-Avon and Warwick, and racing at Stratford-upon-Avon, Warwick, and Cheltenham.

Henley-in-Arden 5 miles, Stratford-upon-Avon 6 miles, M40 (J15) 13 miles, Warwick Parkway 14 miles (trains to London Marylebone from 69 minutes), Leamington Spa 14 miles, Birmingham International Airport 19 miles, Birmingham 21 miles, Coventry 23 miles (distances and time approximate)







DESCRIPTION

Formerly a row of cottages, Lane End Cottages is built of mellow brick under a clay tile roof and is not listed, but incorporates wonderful period elements, including pretty south-facing dormer windows, inglenook fireplaces, one with a wood-burning stove, exposed timberwork and lias stonework inside, antique doors and flagstone floors to the drawing room and dining room.

There are diamond-paned leaded light windows with secondary glazing. The property has ample, versatile accommodation with four reception rooms, and with a ground-floor shower room, one can be used as a ground-floor bedroom, if desired. The kitchen is fitted with appliances, and quarry tiled floor, and a breakfast area with bench seating. There are ample cupboards and bookshelves throughout the cottage. Off one staircase are four bedrooms and a bathroom, with the principal bedroom, bathroom, and bedroom six off the second staircase.







GARDENS AND GROUNDS

Situated behind a mature south-facing garden lawned, with a summerhouse and mature fruit and ornamental trees and shrubs, with herbaceous borders, and a flagstone patio and canopied well with traditional winding rope and bucket, with a brick wall to the lane, and with a graveled drive to an attached garage. The vegetable garden is to the west side of the cottage with paved paths, vegetable/ cut flower beds, and a brick and wooden garden store.

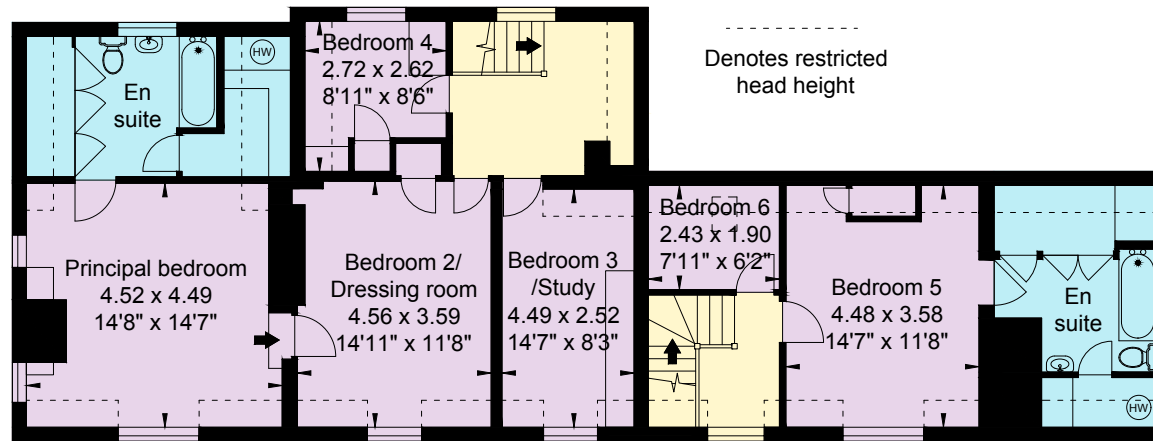
DIRECTIONS (B95 6DU)

From Henley-in-Arden, proceed south on the A3400 and through Wootton Wawen. Pass the entrance to Edstone Hall on your left and take the next right before the Golden Cross public house into Salters Lane. Proceed along Salters Lane for approximately 0.75 miles and turn left, signposted Newnham. Travel along the lane through the hamlet, and Lane End Cottages will be found on the right-hand side.

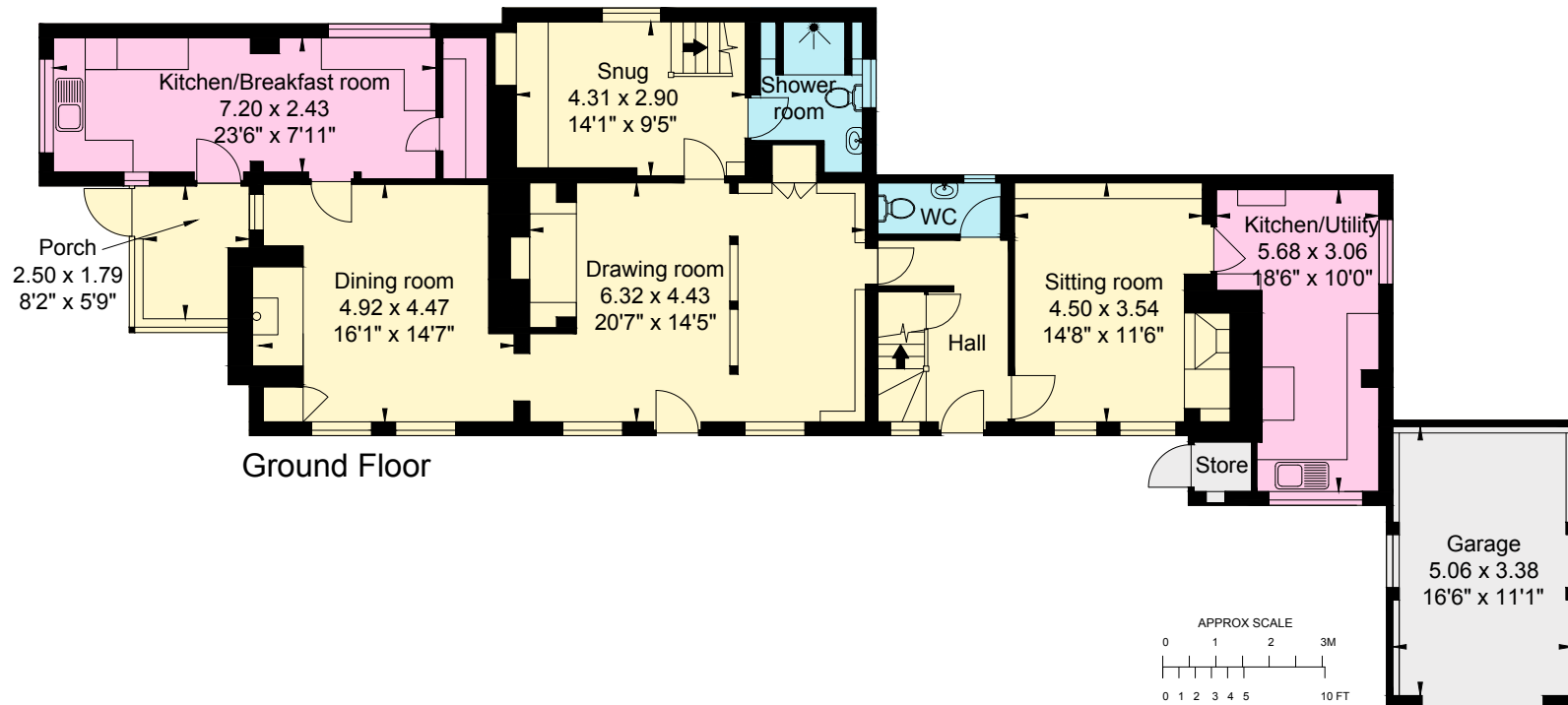








First Floor



Ground Floor

APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 274 sq m (2,951 sq ft)

Garage/Store: 18 sq m (195 sq ft)

Total: 292 sq m (3,146 sq ft)

inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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Date: 12 December 2025
Our reference: STR012507445

Lane End Cottages, Newnham, Henley-in-Arden, B95 6DU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£700,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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