



# Meadow Road, Henley-in-Arden, B95 5LB

Offers Over £560,000

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Welcome to this immaculately presented and renovated dormer bungalow, offering luxurious living spaces and a versatile design. As you approach the property, you're greeted by a grand driveway with ample space for several cars, providing convenience for residents and guests alike.

Upon entering the bungalow, you're welcomed into a spacious and inviting hallway, setting the tone for the elegance and comfort that awaits within. Off the hallway, on the left, a beautifully appointed master bedroom awaits, complete with an ensuite bathroom and air conditioning unit, ensuring comfort and convenience for guests or family members. On the right hand side off the hallway, you'll find a dressing room / bedroom 2, offering plenty of storage space and adding a touch of luxury to your morning routine.

Continuing through the hallway, you'll discover a luxurious bathroom, featuring a Jacuzzi bath where you can unwind and relax after a long day. At the rear of the bungalow, the lounge awaits, offering a cosy retreat with its fitted air conditioning unit and feature log burner, perfect for cosy evenings spent indoors. With underfloor heating throughout the downstairs area, you'll stay warm and comfortable all year round.

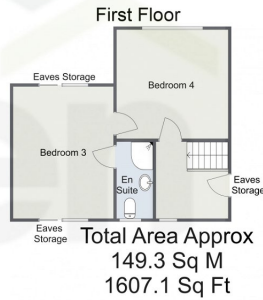
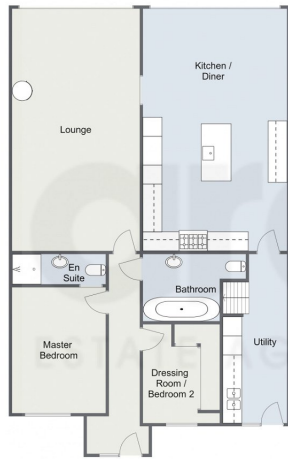
Adjacent to the lounge, the kitchen/diner beckons, boasting modern fixtures and fittings, including a central island for added functionality and style.

Off the kitchen, a utility room adds practicality to the layout, providing additional storage and workspace. The utility has the additional benefit of having its own front entrance with stairs leading up to the first floor, offering the option of a separate independent secondary accommodation, if desired.

Once upstairs, you'll find a versatile multi-use space, which could be used as two bedrooms, or if using as a second living space, a snug and bedroom with an ensuite bathroom, complete with its own air conditioning unit. The property offers plenty of storage space in the eaves ensuring every inch of the property is maximised for your convenience.



Meadow Road, Henley-in-Arden  
Ground Floor



Total Area Approx  
149.3 Sq M  
1607.1 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Four Bedrooms
- Renovated To A High Standard
- South Facing Garden
- Lounge With Feature Log Burner
- Option to Use as One Property or Two Living Accommodations
- Underfloor Heating Throughout Downstairs & Air Conditioning Units
- Sought After Location
- Driveway For Multiple Cars
- Bi - Folding Doors In The Kitchen & Lounge
- Must Be Viewed To Be Appreciated



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### Energy performance certificate (EPC)

63 Meadow Road Henley-in-Arden OX20 2LQ	Energy rating <b>C</b>	Issue date 18 April 2024
	Contract ref 6304-9104-480-4411-726	

Property type Semi-detached bungalow  
Total floor area 159 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance on letting the properties and landlords](#) from [www.gov.uk/government/guidance/energy-ratings-for-landlords](#)

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		74 B
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/6304-9104-480-4411-726>

For more information on this house or to arrange a viewing please call the office on:

**0121 745 5888**

Alternatively, you can scan the QR to view all of the details of this property online.

