

Henley Road, B80

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This exceptional three-bedroom home blends original rustic features with a sleek, contemporary interior. Set within an exclusive gated development of just six residences, it enjoys far-reaching views of the Warwickshire countryside.

- Countryside views
- Semi-detached three bedroom barn conversion
- Luxury gated development of just six exclusive homes
- Generous open plan kitchen/living/dining room
- Three double bedrooms
- Contemporary finish blended with traditional features
- Underfloor heating throughout the ground floor
- Landscaped front and rear garden

Overview:

Known as The Gallery, the property takes its name from the striking oak and glass galleried landing, a centrepiece that epitomises the fusion of traditional and modern design. Originally dating back to the 19th century, the barn has been transformed into a stylish family home, showcasing character details such as exposed beams and preserved historic graffiti, while offering bright open-plan living and the comforts of modern finishes.

Ground floor:

The heart of the property is the open-plan kitchen, dining and living area—designed for entertaining and everyday family life. The kitchen is fitted with integrated appliances including a fridge/freezer, dishwasher, oven, combination oven and induction hob. A log burner provides a cosy focal point, ideal for colder evenings. From here, a second reception room offers flexibility. Used as a primary bedroom by the previous owners, now a multi purpose home office/snug. It comes complete with fitted storage and an en-suite bathroom. The ground floor also benefits from a cloakroom with wash basin, a generous storage cupboard, and a practical utility/boot room with direct access to the rear garden.

First Floor:

The feature galleried landing is an impressive focal point and is currently used as a study area. Two double bedrooms are located on this ►



► floor, one showcasing exposed brickwork and the other with panelling. Both are complemented by fitted storage. A stylish family shower room completes the upstairs.

Outside:

Set within a secure gated driveway, this home is one of only six properties in an exclusive private development. Surrounded by open countryside, the landscaped gardens are designed to make the most of the setting, with direct access to scenic walking routes right on the doorstep. The outdoor space is as versatile as it is generous, with expansive lawns to the front and rear. A large rear patio creates the perfect space for alfresco dining, complemented by a second seating area at the far end of the garden. To the front, another patio provides a peaceful spot to enjoy a morning coffee. Ample parking ensures convenience for both residents and guests.

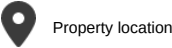
Location:

Situated in the peaceful hamlet of Outhill, just outside Henley-in-Arden, the property benefits from excellent local amenities. Henley offers everyday essentials, boutique shops, doctors, dentists, schools, leisure facilities, and a choice of pubs and restaurants. A Waitrose in Alcester lies only four miles away. For culture and history, Stratford-upon-Avon—with its Royal Shakespeare Theatre—is close by, while Birmingham and Leamington Spa provide wider shopping and business connections.





LOCATION

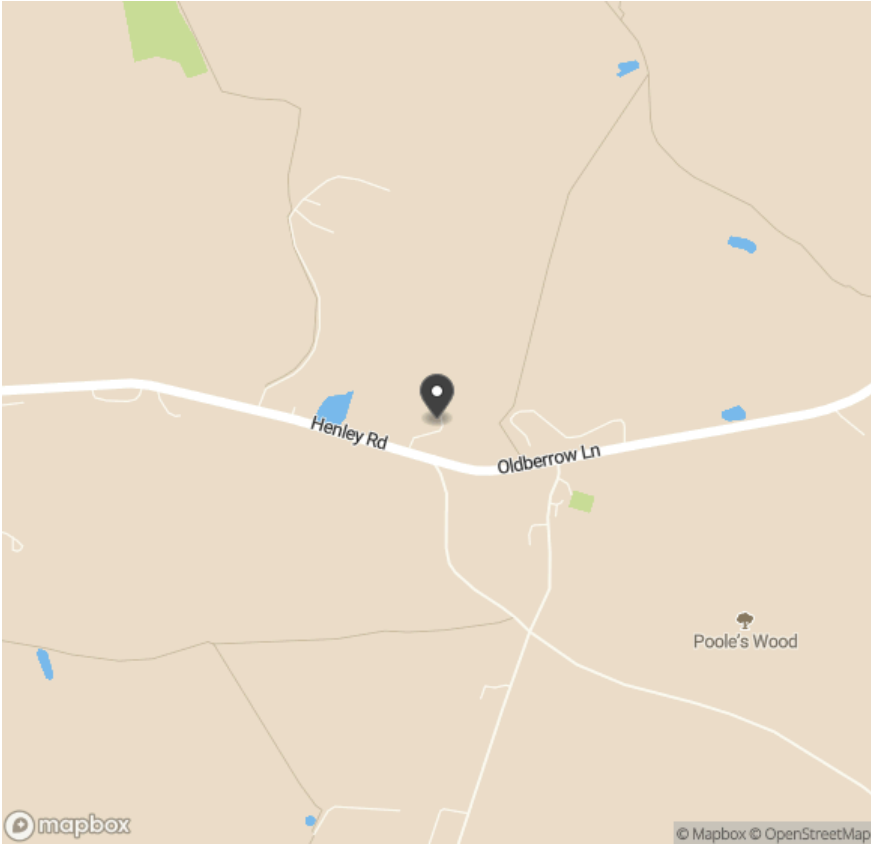


Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 64

Potential: 74



FLOOR PLAN

1470 sq ft (136 sq m)



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