

Henley Road, B80

MOVELI





## Henley Road, B80

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

### 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

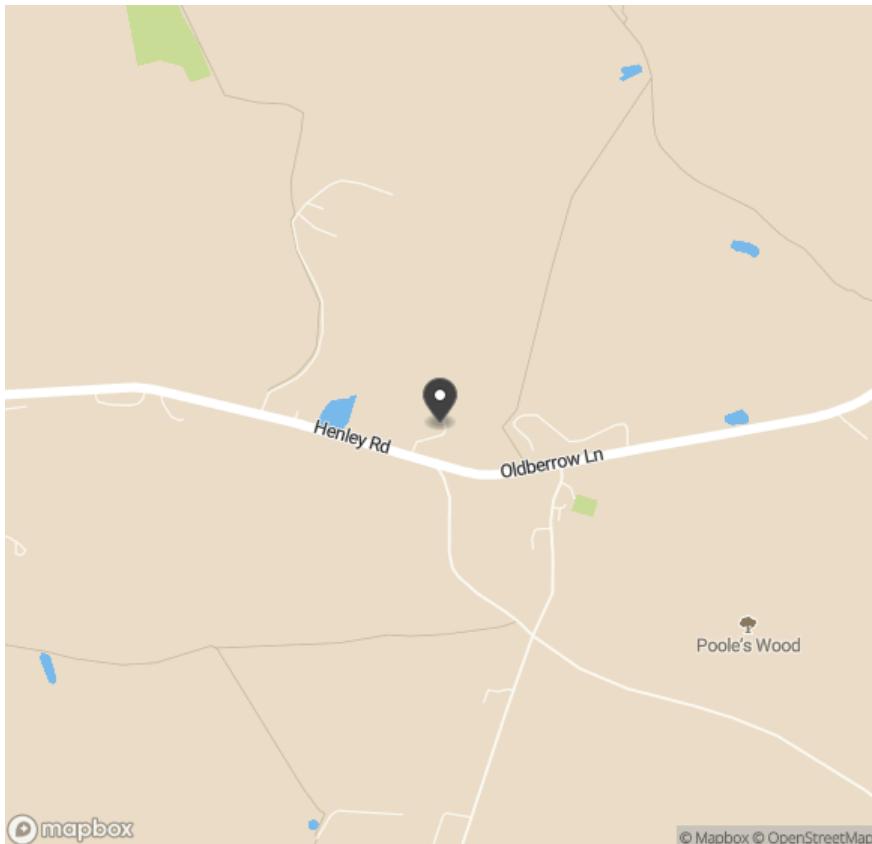


Property location

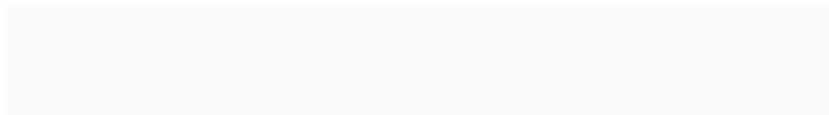
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 64

Potential: 74

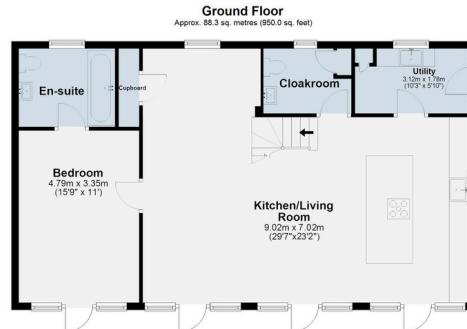


## FLOOR PLAN



### Ground Floor

Approx. 88.3 sq. metres (940.0 sq. feet)



### First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 136.6 sq. metres (1470.0 sq. feet)

**Important notice:** Moveli give notice that: all text, photographs and plans on these brochures are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Moveli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@moveli.com

## Premium Homes

For viewings, further information or a free property valuation contact:

-  01789 330 500 | 01789 330 500
-  [premiumhomes@moveli.co.uk](mailto:premiumhomes@moveli.co.uk)