



MIDDLE COTTAGE

34 The Common, Hanworth, NR11 7HP

£265,000

Freehold

Middle Cottage

34 The Common
Hanworth
NR11 7HP

£265,000

Freehold

- **Rare sense of “country magic” with a premium yet peaceful lifestyle setting**
- **Set within a highly sought-after, private and secluded village**
- **Positioned beside Hanworth Common, offering open views and tranquillity**
- **Charming two bedroom brick and flint cottage full of character and warmth**
- **East-to-west orientation capturing natural light throughout the day**
- **Generous communal parking for convenience and ease**

Agency Note

EPC Rating: E

Council Tax: B

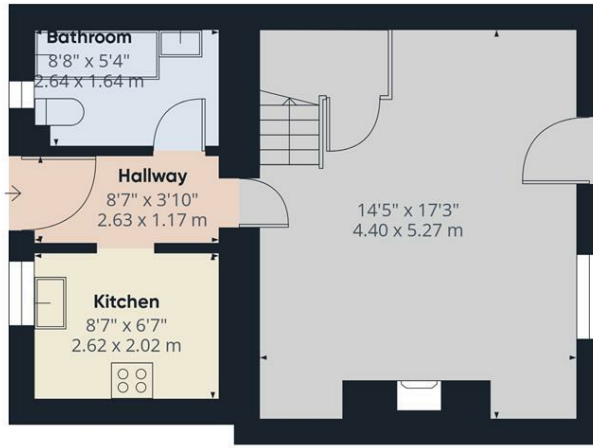
Mains water and electricity. Septic tank. Electric central heating.

This cottage is the very essence of English country living — a home that feels quietly special from the moment you arrive. Set beside the open beauty of Hanworth Common, this enchanting brick and flint cottage sits effortlessly within its surroundings, its timeless façade hinting at the warmth and character within. Inside, the living room is rich with atmosphere, where exposed beams draw the eye and create a sense of history and comfort — a space that invites slow evenings and soft light. With an enviable east-to-west orientation, the cottage captures the rhythm of the day beautifully, from gentle morning light to golden sunsets that settle across the common.

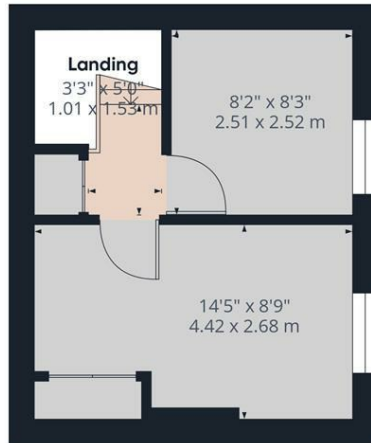
Positioned in the heart of Hanworth — a village of remarkable rarity and charm, with a population of just over 150 — this wonderful home offers something increasingly hard to find: privacy, peace, and a genuine sense of escape. Hanworth Common itself spans over 30 acres of protected land, woven with footpaths and grazed by cattle, creating a landscape that feels both timeless and deeply rooted in community. There is a quiet magic here — a premium yet unassuming seclusion that defines the setting — while the property’s generous parking and practical layout ensure everyday ease. This is not simply a home, but a place to belong; a rare opportunity to step into a slower, more beautiful way of living.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
595 ft²
55.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

