



BRIDLEWAY COTTAGE

Henley Common, Henley, Haslemere, West Sussex, GU27 3HB



CHARMING HENLEY HOME

An exceptional and substantial family home extending to just under 4,000 sq ft, beautifully presented throughout and set within attractive gardens, complemented by a range of versatile outbuildings.



Local Authority: Chichester District Council

Council Tax band: G

Tenure: Freehold



LOCATION

The property is set in Henley Common, a picturesque hamlet in the West Sussex countryside, offering a peaceful rural setting within the South Downs National Park. Despite its tranquillity, the area is well connected, with nearby Fernhurst providing everyday amenities, including the renowned Duke of Cumberland Arms within walking distance, and Haslemere and Midhurst offering a wider range of shops and mainline rail links to London. The area is also well regarded for its excellent choice of both state and independent schools, along with access to beautiful countryside ideal for walking and outdoor pursuits.









THE PROPERTY

This impressive home has been significantly enhanced and extended by the current owners, now offering well-balanced and highly adaptable accommodation, perfectly suited to modern family living. Built in attractive Bargate stone, it combines character with a light and contemporary feel.

The kitchen and breakfast room forms the true heart of the home, designed with both everyday living and entertaining in mind. Featuring a central island, bespoke cabinetry and generous preparation space, the room is complemented by a bay window with built-in seating, creating a relaxed and sociable dining area. There is ample space for a large table and chairs, making it ideal for family gatherings, while an abundance of natural light enhances the welcoming atmosphere. A well-designed utility room sits adjacent, providing excellent practicality and additional storage, and supporting the day-to-day functionality of the home.







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A welcoming entrance hall leads to a series of well-proportioned reception rooms, including an elegant sitting room and a cosy snug, both with wood burners. Additional spaces include a large music room with a vaulted ceiling, a formal dining room and a study, providing excellent flexibility for family life and entertaining.

Outside, the gardens are a particular highlight, thoughtfully landscaped to create a series of well-connected spaces. A generous terrace provides an ideal setting for outdoor dining, overlooking beautifully stocked borders of mature shrubs and trees, while raised vegetable beds add a productive kitchen garden element.

The property is further enhanced by a number of useful outbuildings, including a single garage with an adjoining home office, ideal for modern working or hobbies. The garage also benefits from a water feed (not yet connected), an electricity supply, and cabling for an intercom system to the gate, which has been routed to the utility room, allowing for the future installation of electric gates.







UPSTAIRS

Upstairs, the bedroom accommodation is thoughtfully arranged to provide both comfort and flexibility. The principal suite is particularly well appointed, featuring built-in wardrobes and a spacious en suite bathroom fitted with both a bath and a separate shower. The remaining bedrooms are well proportioned and served by a family bathroom with both bath and shower, making them ideal for family living.

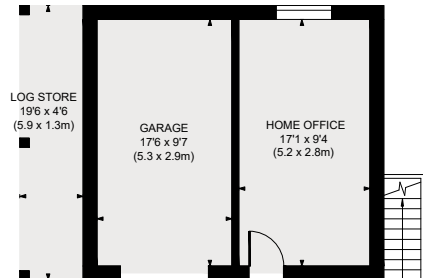
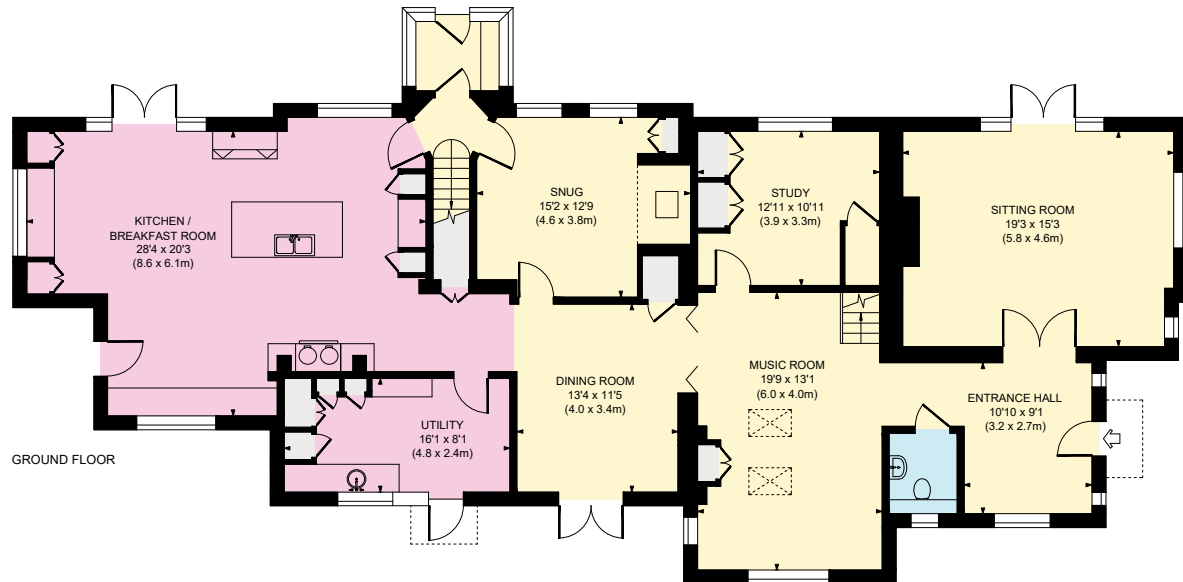
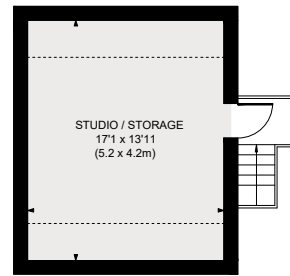
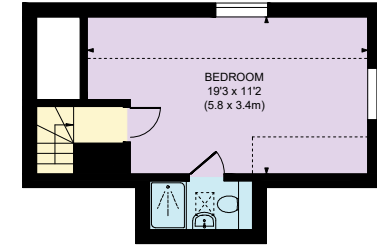
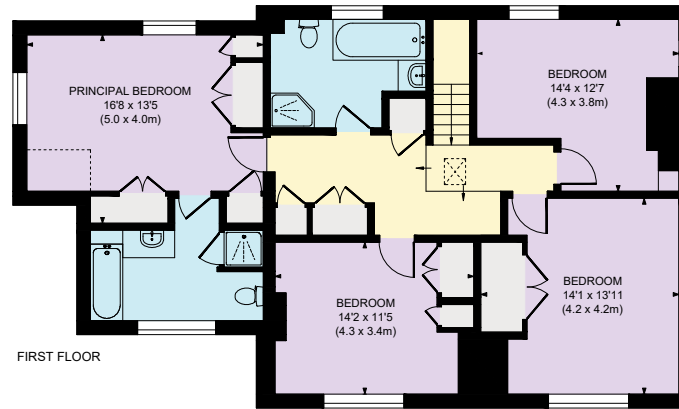
In addition, a further bedroom suite accessed via a separate staircase offers excellent versatility, perfectly suited for guests, older children or those seeking a degree of independence, while maintaining a strong connection to the main house.





Approximate Gross Internal Area

Ground Floor 2,039 sq. ft / 189.45 sq. m
 First Floor 1,372 sq. ft / 127.44 sq. m
 Garage Ground Floor 340 sq. ft / 31.55 sq. m
 Garage First Floor 238 sq. ft / 22.10 sq. m
 Total 3,989 sq. ft / 370.54 sq. m



GARAGE GROUND FLOOR



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