



Bluebell Cottage
Henley
£525,000



Set within the sought-after area of Henley, this beautifully presented three-bedroom home offers a superb combination of modern living, character and versatile outdoor space. The property features a spacious open-plan living and dining area, stylish fitted kitchen, double-sided wood burner, three double bedrooms and modern bathrooms. The majority of the ground floor and the bathroom benefit from underfloor heating and bathrooms. Outside, the landscaped garden leads to a versatile insulated studio/office and a substantial additional area of land, acquired by the current owners in 2024, enjoying wonderful views across the surrounding countryside. An electric vehicle charging point is also installed externally. Situated within an Area of Outstanding Natural Beauty, the property provides an excellent opportunity to enjoy a peaceful rural setting while remaining well placed for local amenities and surrounding towns. EPC rating D.

Henley is a picturesque rural village, surrounded by rolling countryside and attractive open farmland. The area offers a peaceful village setting, while providing convenient access to the nearby towns and amenities of the surrounding area. With its scenic countryside, footpaths and tranquil setting, Henley is an appealing location for those looking to enjoy a more rural way of life while remaining within easy reach of everyday conveniences.



The property opens into a spacious open-plan living and dining room, with steps leading down into the kitchen. The dual-aspect sitting area provides an inviting space to relax and features a striking double-sided wood-burning stove. Underfloor heating extends throughout the majority of the ground floor, providing added comfort. The modern fitted kitchen is well equipped with a comprehensive range of wall and base-level units, complemented by quartz work surfaces. There is a one-and-a-half bowl sink with mixer tap and drainer, alongside a hot water tap and water filter. Integrated appliances include an oven and grill, four-ring induction hob with extractor hood over, fridge freezer and dishwasher. A central island provides additional preparation space. The kitchen leads through to a useful utility area, with fitted sink and space for a washing machine, and accesses a ground floor cloakroom.

Stairs rise to the first floor, where there are three bedrooms and the family bathroom. The principal bedroom is a generous double room with two fitted double wardrobes and benefits from a modern en-suite shower room. The second bedroom is positioned to the rear of the property and features French doors opening onto a Juliet balcony, enjoying views towards the surrounding countryside. There is a further well-proportioned double bedroom, together with a family bathroom fitted with a wash basin, low-level WC and panel-enclosed bath.

Externally, to the side of the property is a shingled parking area. The rear garden is landscaped, with a paved seating area adjoining the property. Wooden steps lead up to a further shingled level, where there is a timber outbuilding currently used as a versatile office/studio. The room is insulated and benefits from double-glazed windows, an electric heater, power and lighting. Further steps lead to a substantial area of land, which was acquired by the current owners from the local farmer in 2024. The land is enclosed by wooden fencing and enjoys wonderful far-reaching views across the surrounding fields and countryside.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Services:

Mains electricity, water and drainage are connected.
Oil-fired central heating.
Underfloor heating on the ground floor and bathrooms.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

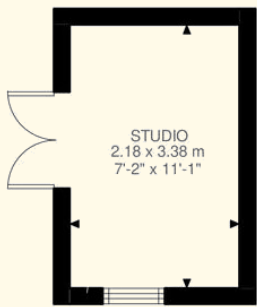
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Agents Notes:

There is a right of way over the side garden for the next-door neighbour.

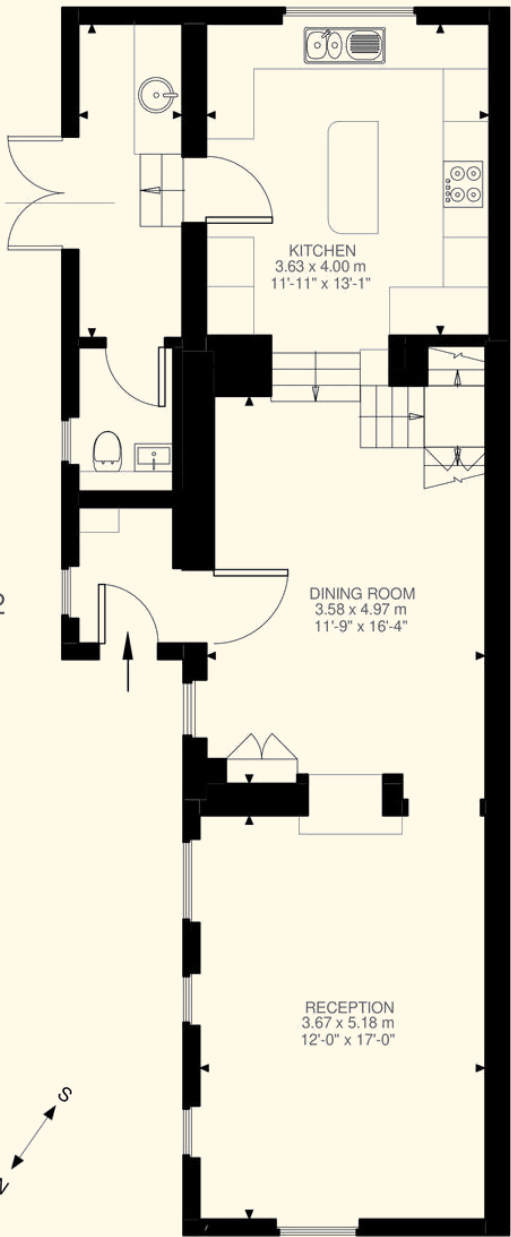
Bluebell Cottage, DT2
Approximate Gross Internal Area
133.05 SQ.M / 1432 SQ.FT



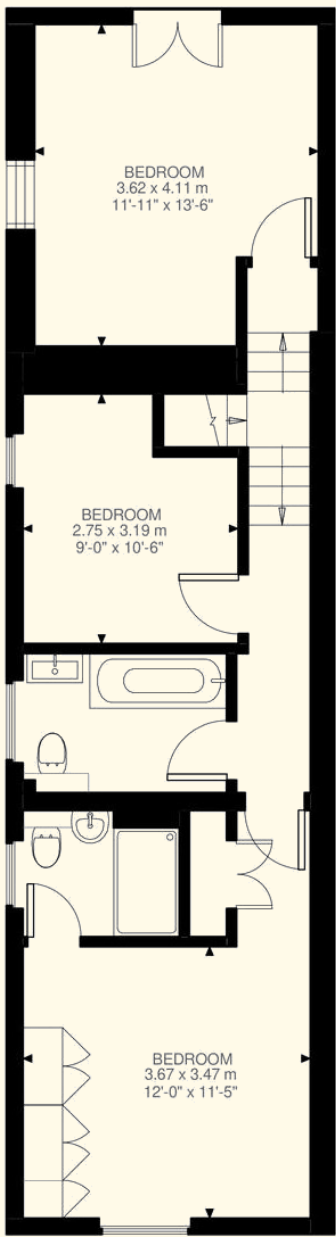
OUTBUILDING
80 ft²



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Ground Floor
747 ft²



First Floor
605 ft²