

# HENLEY HOUSE SHURDINGTON ROAD

BROCKWORTH, GLOUCESTERSHIRE, GL3 4PX





Henley House is a beautifully appointed family residence set within 2.955 acres of land and formal gardens, offering versatile accommodation over two floors and various outbuildings. This exceptional home combines style, comfort, and functionality, making it ideal for family living and entertaining.

The main entrance features a cloakroom and stairs to the first floor. The dining room leads to a fitted kitchen with central island and integrated appliances, opening onto a bright breakfast area with stunning views over the gardens. A large utility/boot room provides practical functionality, while a 30' sitting room with dual-aspect windows creates a spacious and welcoming living area. The ground floor guest suite includes a shower room, whilst there is an additional cloakroom.

The first floor comprises four generous double bedrooms and a family bathroom. The main suite features a private bathroom and enjoys views over Crickley Hill, while the second bedroom benefits from an en-suite. Bedrooms three and four share a bathroom with a walk-in shower and raised bath.

To the rear are two beautifully converted outbuildings. The first, a 40' fully air-conditioned room, is currently used as a gym with an adjoining beauty salon, but could be adapted as a home cinema, studio, or self-contained accommodation if required. The second, measuring 27' x 18', is also air-conditioned, features a log-burning stove, and provides versatile space with direct access to the gardens.

Henley House has not been offered for sale for over 23 years, making it a rare opportunity. The property also benefits from stables, a large field, and extensive off-road parking.

The property enjoys excellent access to Cheltenham, Gloucester, the M5 motorway and surrounding areas.

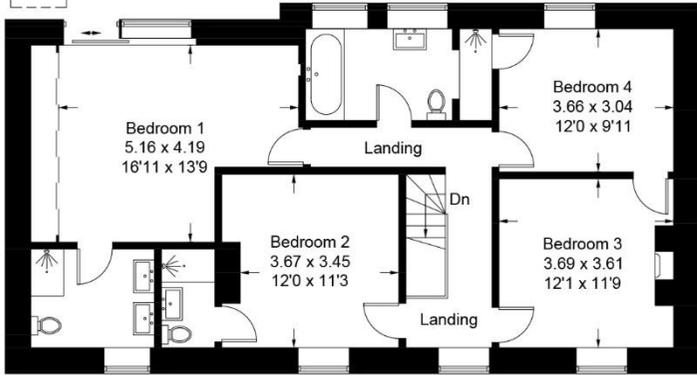




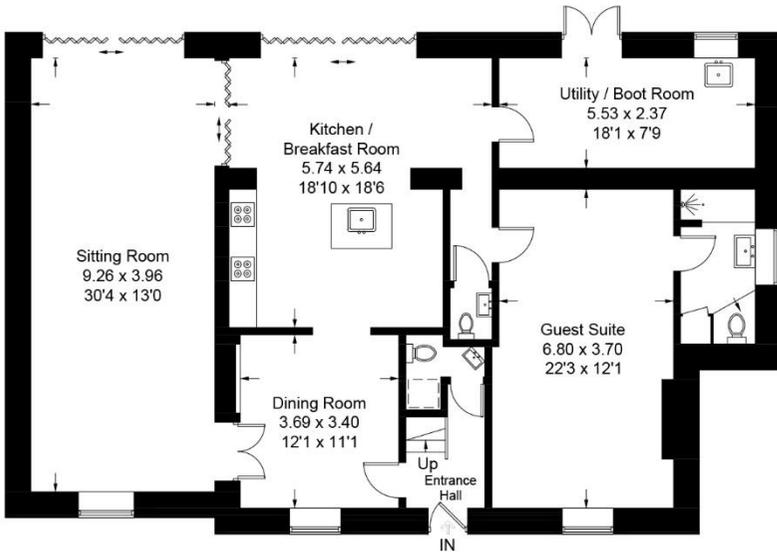
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Approximate Gross Internal Area = 357.2 sq m / 3843 sq ft  
(Including Double Garage / Outbuildings)

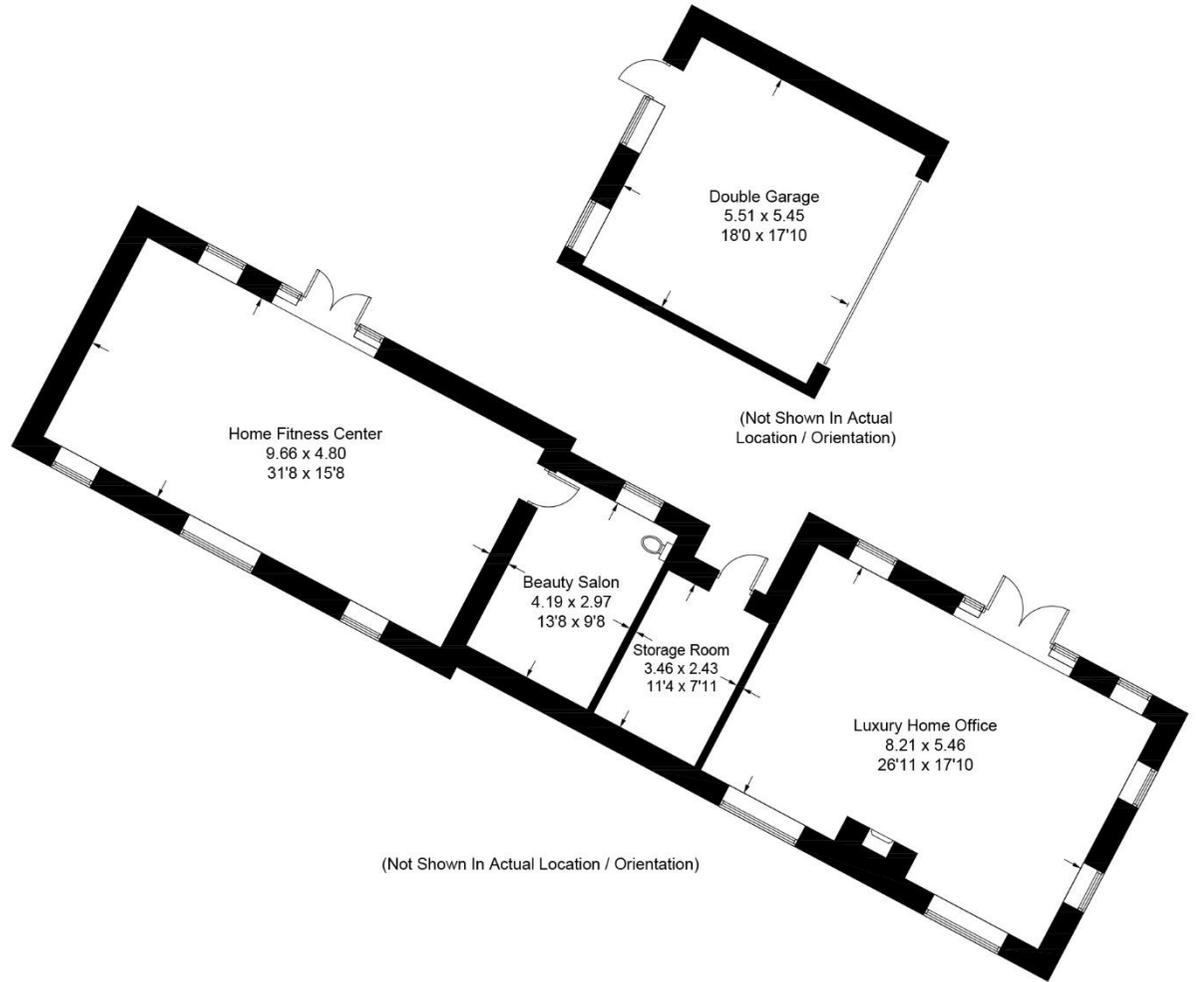
☐ = Reduced headroom below 1.5m / 5'0"

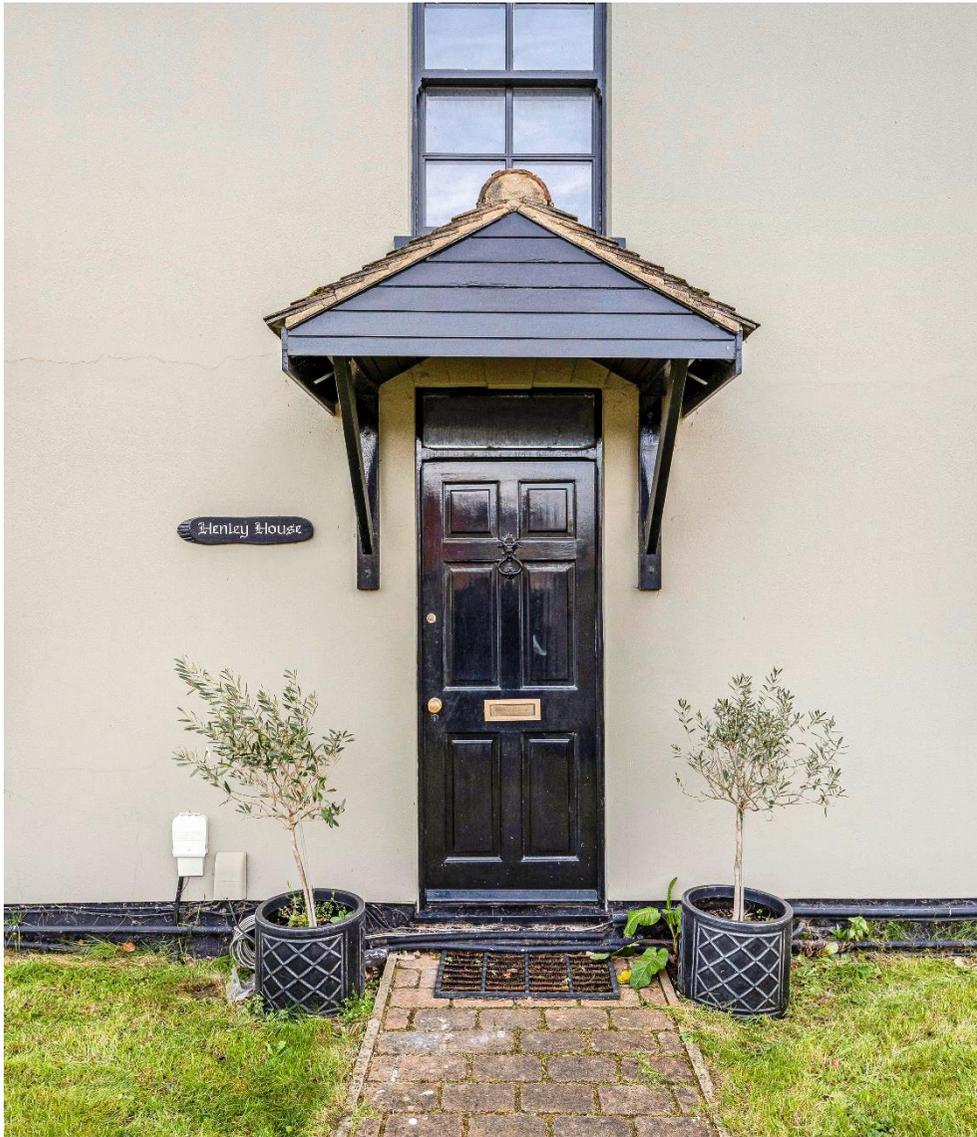


First Floor



Ground Floor





**GENERAL INFORMATION**  
Mains water, electricity, gas and drainage are connected to the property.

**EPC**  
D – 67.

**COUNCIL TAX BAND**  
Tewkesbury Borough Council  
(G) - £3,935.33 (2026/2027).

**TENURE**  
Freehold.

**VIEWINGS**  
Strictly by prior appointment through the  
sole agents, Charles Lear & Co.  
on 01242 222722.

**Charles Lear & Co.**  
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 **Charles Lear**