

HARTS

AGENTS FOR FINE HOMES

1 Beaudesert Park, Henley in Arden
B95 5QB

Offers over
£500,000



1 BEAUDESERT PARK

Discover the charm and character of this beautifully presented ground floor apartment, ideally situated in the coveted Beaudesert Park, on the edge of Henley town. Boasting two generous double bedrooms, two bathrooms, and a stylish living/dining room that seamlessly opens into a country-style kitchen, this home effortlessly combines period elegance with modern convenience.

Featuring well-appointed interiors, including a principal bedroom with an en suite bathroom and dressing room, this apartment offers an exceptional lifestyle opportunity. Additional benefits include private driveway access, garaging with adjoining office (Workshop, or gym), all nestled within approximately four acres of meticulously maintained communal grounds.

Beaudesert Park is a sought-after location, renowned for its blend of natural beauty and close proximity to the town centre. Residents enjoy the tranquility of expansive green spaces alongside easy access to Henley's vibrant shops, cafes, and cultural attractions. With excellent transport links and outstanding local schools nearby, this area perfectly suits those who desire a peaceful yet connected lifestyle, encircled by some of the region's finest scenery.

Step inside this characterful apartment and be welcomed into an elegant hallway and through to a spacious and inviting living/dining room. This stunning space features elegant period details and large windows that flood the room with natural light, creating a warm and welcoming atmosphere. The room effortlessly flows into a beautiful country kitchen, where bespoke cabinetry and quality fittings provide an ideal setting for both everyday living and entertaining guests.

The principal bedroom is a true retreat, generously proportioned and offering a private en suite bathroom alongside a dedicated dressing room, providing an abundance of storage and convenience. The second double bedroom is equally spacious, perfect for family members or guests, and is complemented by a well-appointed family bathroom serving this part of the home.









Additional space is thoughtfully provided with lower ground floor storage rooms, which present exciting potential for conversion, subject to the necessary planning permissions (STPP). These rooms could be transformed to suit a variety of needs, whether that’s additional living space, a hobby room, or extra storage. The property also benefits from private parking via a driveway, and a garage en bloc.

Outside, the apartment enjoys access to the beautifully maintained communal grounds, extending to approximately four acres, and also benefits from a seating area accessed from the living room, which provide a peaceful and picturesque backdrop to this characterful home. The combination of period charm, spacious interiors, and excellent facilities makes this stylish apartment a rare find in this sought-after location.

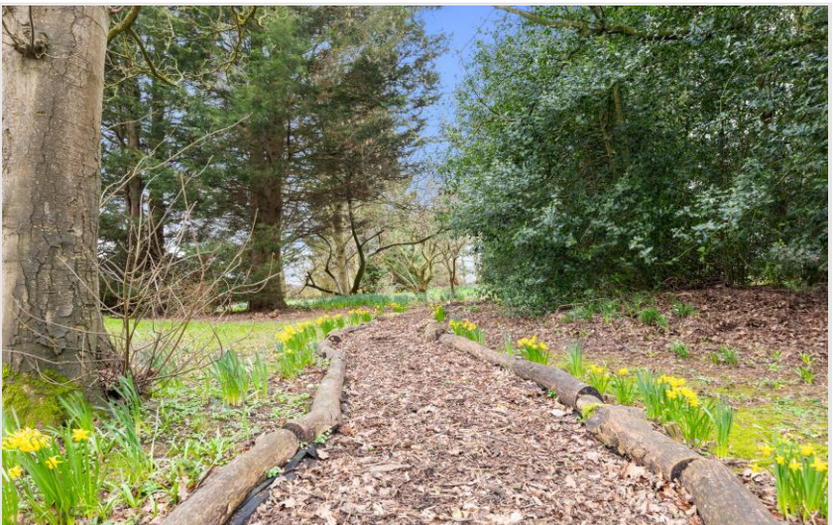
An internal viewing is highly recommended to fully appreciate the exceptional style, space, and setting this property offers. Whether you're seeking a comfortable lock up and leave home or a stylish countryside retreat, this apartment is a remarkable opportunity not to be missed.

ADDITIONAL INFORMATION

TENURE: SHARE OF FREEHOLD with over 900 years remaining on the lease. Purchasers should check this before proceeding. Service charge is currently approx £3600 pa







SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E
VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.











Main House Area 1937.0 square feet
Garage & Office Area 343.0 square feet
Total Area 2280.0 square feet



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