





## 'THE OLD DAIRY'

*'The Old Dairy is a beautiful detached characterful home, discreetly located only a short stroll to Henley town centre. This well-presented home offers 'one level' tranquil living and has fabulous mature outside space and sits in a plot of nearly an acre. Offering lots of potential to extend STPP'*

As the name implies, many years ago the property was once the local Dairy where town folk in Henley in Arden would come and collect their milk. During the 70's the building was converted into a lovely comfortable home with well-proportioned rooms with lots of charm and features, and has the benefit of offering 'one level' living, so no staircases to tackle. The property sits on beautiful private grounds of nearly an acre, consisting of various seating areas, a little secret garden, an orchard, and a productive vegetable growing area hidden from view. Not only are the grounds fabulous, but the views to the rear of the property are ones to be envied.

Although the property itself is of good proportions and has an element of timeless charm, there is much scope to extend the current accommodation (STPP) which could offer the new family more of an 'open plan' feel for modern-day living should they wish.

The Old Dairy has been the home to the same family for over 23 years which is a testament to how wonderful this home is.

## CHARMING ACCOMMODATION

The property is approached via a good-sized driveway offering parking for several vehicles, a double garage, and double gates leading through to the rear garden. There is a pretty front garden which is extremely private and surrounded by mature trees, hedging, and herbaceous borders. A characterful storm porch with stable doors leads you into the entrance hallway.

On entering and turning to the left of the property you will find three generous double bedrooms with fitted wardrobes, one has the benefit of an en suite bathroom, and a family bathroom services the other two bedrooms.





To the right of the entrance hall sits a stunning living / dining room with windows to two elevations overlooking the front garden and has a beautiful feature inglenook fireplace as its focal point. In addition, there is a second reception room or 'Snug' but could easily be utilised as a separate dining room or home office for those needing to work from home.

The beautifully fitted, bright and airy kitchen is certainly the heart of the home. Having a range of modern cream fronted units, soft close drawers, wine rack, and wood effect work surfaces. The kitchen features a wonderful gas Aga set in a characterful brick surround and mantle over, but for those who prefer a more modern method of cooking there is an additional electric oven and gas hob. Integrated appliances also include a Bosch dishwasher and fridge. With fabulous views of the garden and countryside beyond the kitchen also has a large serving opening to the snug and open doorway through to a breakfast room which has French doors opening onto the rear patio area.

The useful utility room offers more storage space and has plumbing for washing machine and space for tumble dryer and a second sink and drainer. This room gives access to the double garage and through into the garden. A useful Gardener's WC can be found in the garage together with lots of storage for tools.



## TRANQUIL SETTING

Whilst walking through this peaceful and beautiful garden you would never believe that the bustling town of Henley in Arden is only a stroll away. This fabulous garden, which is mainly laid to lawn has an array of mature shrubs, trees and wonderful secluded seating areas. This garden is truly a magical place to spend time; whether it's pottering around in the greenhouse and sheds, or working in the produce growing areas, entertaining under the pergola, or sitting quietly beyond the orchard area enjoying the wonderful views. The little secret garden might be a favourite hiding spot for the children!

## ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

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 G

ENERGY PERFORMANCE CERTIFICATE RATING: D

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 and boundaries shown 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. 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.



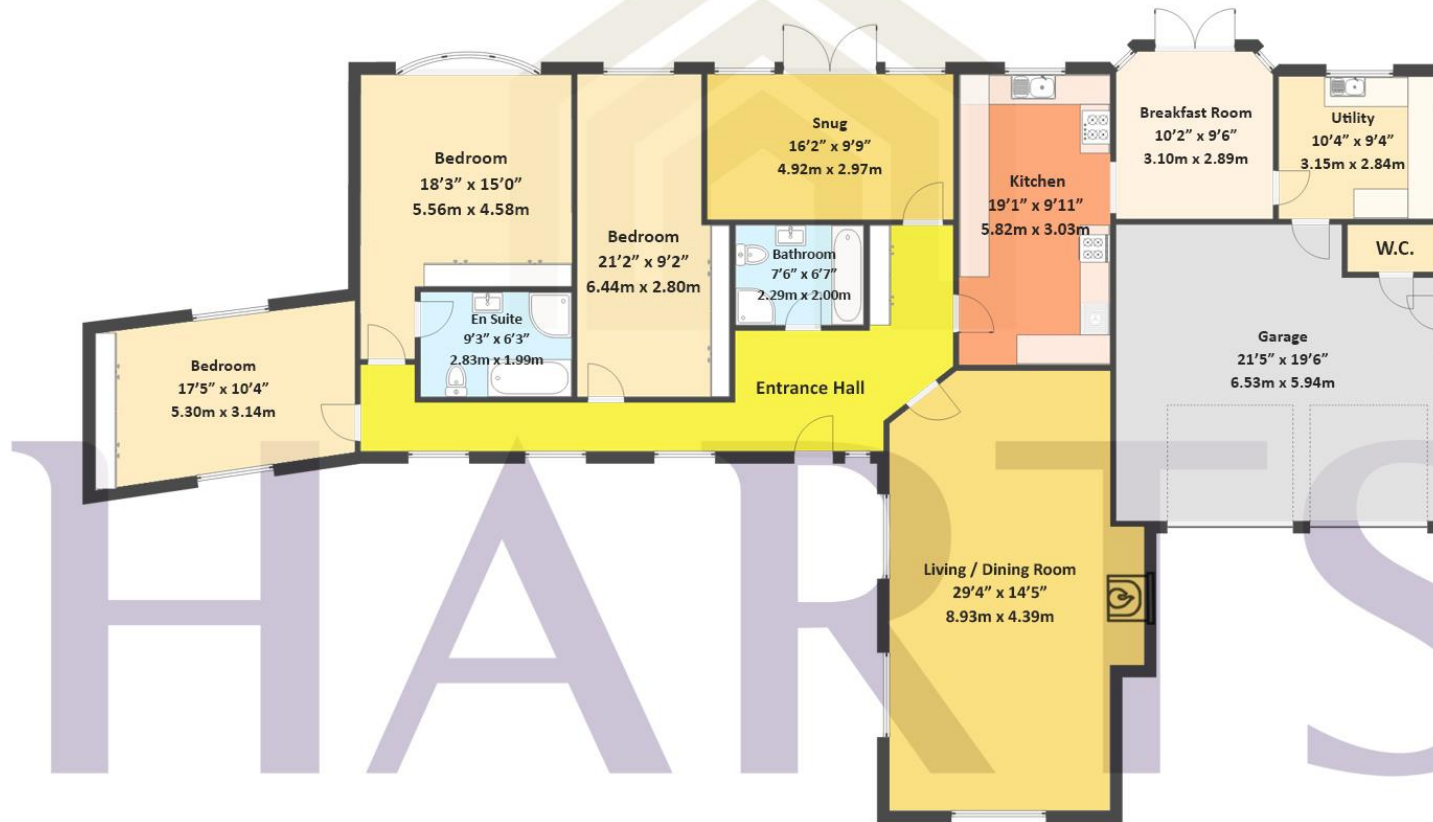




Total Internal Accommodation 223.19 square metres / 2402 square feet (including garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### Ground Floor



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