



4 Lambridge Wood Road, Henley-on-Thames, RG9 3BS

A fine New England style property situated in one of Henley's most sought-after roads









## Description

4 Lambridge Wood Road is an attractive New England style family house that has been refurbished and now has light and spacious accommodation. Conveniently situated just a mile from Henley town centre, the property is set back from The Fairmile and is surrounded by gardens of over half an acre. There are fine views across the adjoining countryside. EPC Rating D.



## Accommodation

- Master bedroom with dressing room and en-suite bathroom
- 4 further bedrooms
- Family bathroom
- Triple aspect sitting room with fireplace, double doors to the garden
- Family room off of the kitchen
- Study with window overlooking rear garden
- Kitchen/breakfast room with bi-fold doors opening to terrace and garden, central island breakfast bar, range of hand built wall and floor cabinets, range cooker, integrated dishwasher, fridge and freezer
- Utility room and cloakroom.











## Outside Space

The private gated entrance leads to the spacious parking area with central island with a fine Indian Bean tree in the centre, and to the double garage. The gardens surround the house and are mainly laid to lawn with mature trees and shrubs giving privacy and seclusion. There is a large paved terrace for summer entertaining, accessed from the bi-fold doors in the kitchen/breakfast room. There is an ornamental pond and a swimming pool with summer house changing room. The whole amounts to 0.586 acres.



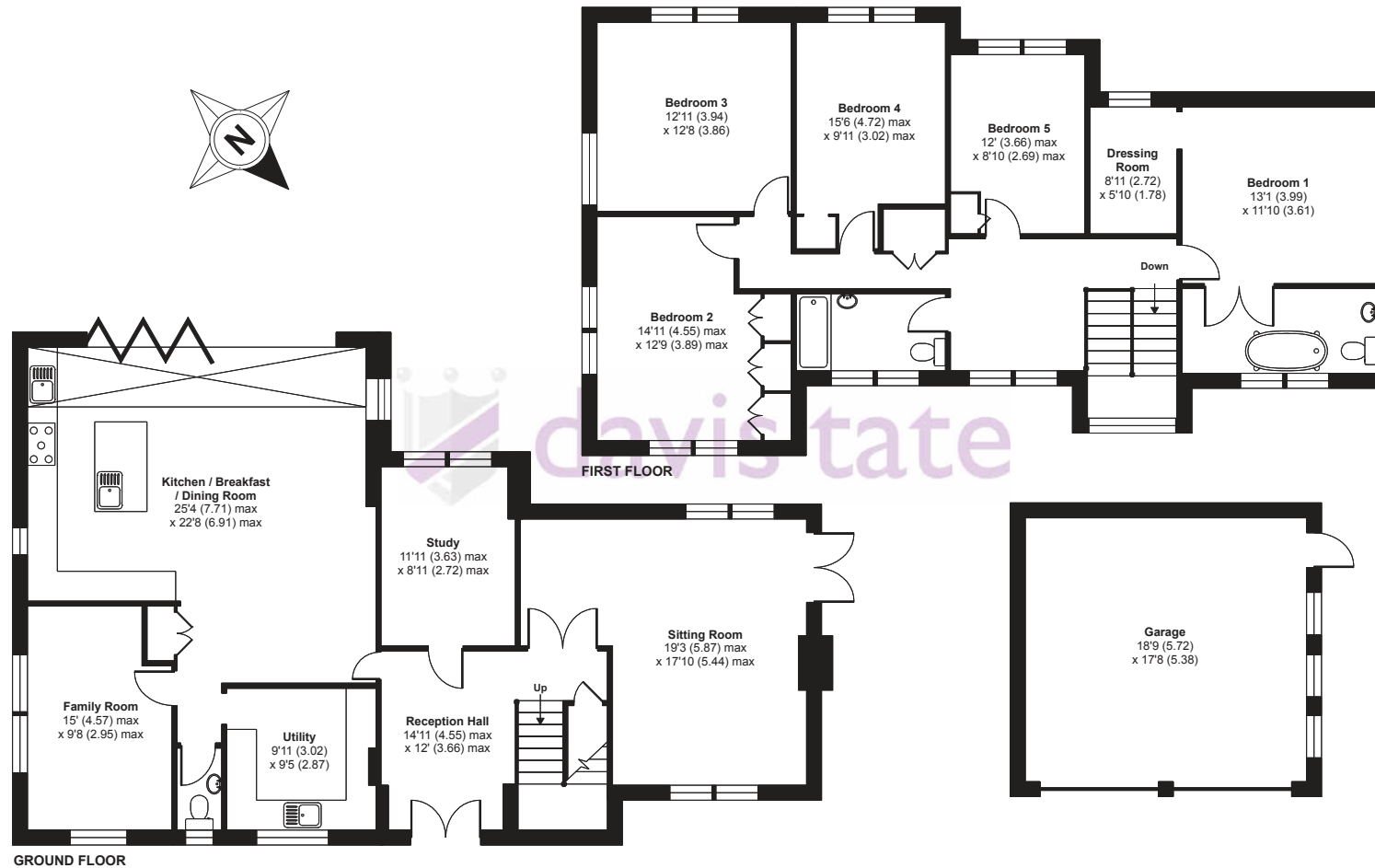
## Location

Located off The Fairmile, Lambridge Wood Road is a no through road just over half a mile from the centre of Henley and a largely level walk from all amenities. Comprehensive leisure and shopping facilities include a Waitrose, cafés and specialist shops. There are stations at both Henley and Reading with good services to London, Paddington (from 45 mins and 29 mins respectively) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. The area is well served for schools, both state and private, including Rupert House in Henley, with The Oratory, Shiplake College, Reading Blue Coat, Queen Anne's in Caversham, The Abbey, Moulsham and Cranford House Preps, all easily accessible. The A404M is about 7 miles away which connects to the M4 (j 8/9) and M40 (J4) with Heathrow 23 miles distant.



There are miles of riding and walking in the surrounding countryside.

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 2508 SQ FT 233 SQ METRES  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 332 SQ FT 30.5 SQ METRES  
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 2840 SQ FT 263.83 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Services

All mains connected. Gas fired central heating.



## Local Authority

South Oxfordshire  
[www.southoxon.gov.uk](http://www.southoxon.gov.uk)

District

Council,



## Directions

From the centre of Henley, leave on the A4031 Fairmile towards Oxford. Lambridge Wood Road will be found on the left after a short distance. Number 4 is the second house on the right. Post Code: RG9 3BS.





### Branch Manager

Jason Applebey, Manager of the Henley office for this property. "You'll find our office in Bell Street in Henley-on-Thames. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Jason on 01491 412 345 or email [jason.applebey@davistate.com](mailto:jason.applebey@davistate.com)

### Country & Riverside

Vanessa Townsend manages DavisTate Country & Riverside. "4 Lambridge Wood Road is a fine property in a wonderfully convenient location. If you'd like more information, please just give me a call."



Contact Vanessa on 01491 313 106 or email [vanessa.townsend@davistate.com](mailto:vanessa.townsend@davistate.com)