



TOTAL APPROX. FLOOR AREA 2230 SQ.FT. (207.2 SQ.M.)
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ST. MARKS ROAD

HENLEY-ON-THAMES

An opportunity to purchase a stunning new build home offering over 2200 sq. ft. of elegant accommodation. With a fabulous open plan, kitchen/living area, five double bedrooms, off street parking and positioned on the favoured south facing side of St Marks Road. Available now. EPC B.

- New Build from Renowned Local Developer •
 - Elegant, Contemporary Finishes •
 - Stunning Open Plan Kitchen/Living Area •
 - Five Double Bedrooms •
- Favoured Southerly Facing Side of St Marks Road •
 - Off Street Parking For At Least Two Cars •

DESCRIPTION

A fabulous new build home on the favoured south side of one of Henley's premier roads. The property offers elegantly finished accommodation with a stunning open plan kitchen/living area with lantern roof and bi-fold doors to the garden. There are five double bedrooms and beautifully finished, individually designed kitchen and bathrooms.

ACCOMMODATION

The entrance hall features ceramic tiles with under floor heating that continues throughout the ground floor. There is a double reception room to the front, with feature gas fire and joiner fitted shelves and storage either side. Double doors open into a superb open plan kitchen/living/dining area, with granite topped island unit, lantern roof and bi fold doors extending the width of the room, flooding the space with natural light. There is also a separate utility leading off with side access. A



smartly fitted cloakroom completes the downstairs and on the first floor there are three double bedrooms, the master with a beautiful en-suite bathroom, finished in marble, and a contemporary family bathroom. On the second floor there are two further double bedrooms, and an individually designed bathroom.

OUTSIDE

To the front there is a smart gravel driveway with surrounding wall, with ample parking for at least two cars. There is a side access leading to the rear garden which has a large patio area and split level garden mainly laid to lawn, with well stacked border to the rear.

LOCATION

St Marks Road is one of the most sought after residential roads in Henley, being less than half a mile from Henley town centre, the railway station and the River Thames. The property has easy access to all the towns amenities including two supermarkets, cinema, theatre, a variety of shops, pubs and restaurants. There is rail access to London Paddington taking approximately 45 minutes. The area is well served for state schools, within catchment for Trinity (Ofsted Outstanding) and Gillotts schools and private schools including Rupert House, Cranford House, Reading Blue Coat, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham.

