



Belle Vue Road, Henley-on-Thames  
Oxfordshire, RG9



*Beyond your expectations*



# A Stunning, Detached Contemporary Family Home

## EPC:C

4 Bedrooms | Sitting Area | Dining Area | Family Room | Kitchen/Breakfast Room | Utility Room | Study | Cloakroom | Entrance Hall | 3 Bath/Shower Rooms (2 En Suite) | Off Road Parking | Gardens

## Price on Application Freehold

### Description

Located on this popular road, close to all the amenities that Henley has to offer is this fantastic modern family home that offers stunning open plan living to the ground floor. The property, set back from the road, offers off street parking and a private rear garden. Entering the property via the entrance hall, there is a study immediately off to the left and a WC and an oversized door opens into the fabulous open plan living area which is wonderfully light and spacious. The clever arrangement of furniture has subtly defined the reception areas that are normally defined by walls and doors, allowing free movement and with the combination of large picture windows both at the front and rear of the house, bi-folding doors and partial glazed ceiling flood this whole area with natural light. The kitchen is fitted with a range of units housing ovens, coffee machine, fridge freezer and Gas hob. The kitchen also has the benefit of a larder. Stairs lead to the first floor where three of the four double bedrooms are located. All three bedrooms are good sizes, two of which are served by the family bathroom which also houses a separate shower. The third bedroom has an en-suite shower room. The master suite is located on the second floor and features a dressing area as well as en-suite bathroom. Outside the property has a gravelled parking area to the front with side access to the rear garden. A patio is located off the rear of the house and there is a good expanse of lawn bounded on either side by mature flower beds and hedging. At the far end of the garden is another reclining area and a

garden store.

### Location

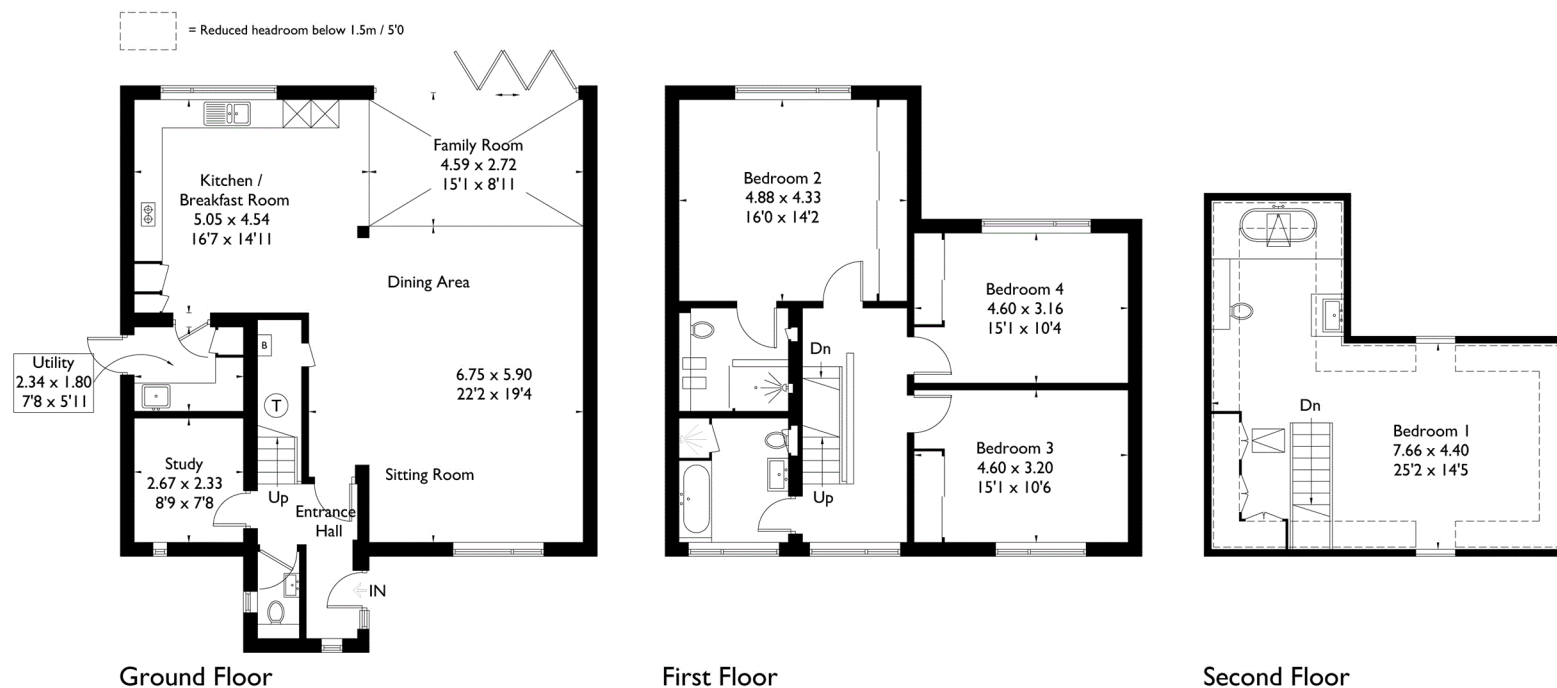
Situated in the heart of one Henley's most sought after quieter residential areas. The town has excellent facilities including a Waitrose, individual cafés, three screen cinema, theatre, restaurants and shops and is home to the world famous Henley Royal Regatta. The Station provides a link to the mainline stations in Reading and Twyford with London, Paddington (from 28 minutes). From 2019, Crossrail will allow direct access to the City, Canary Wharf, the West End and Heathrow Airport. Connection to the M4 (J8/9) via the A404M is approximately 7 miles distant with Heathrow (approx. 22 miles). The property is also close to Trinity School and Gillotts Senior School. In addition, there is a wide choice of private schools including the Oratory, Shiplake College, Queen Anne's, Rupert House & St Mary's. It is within walking distance of Trinity School, Gillotts School and Henley College.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Belle Vue Road, Henley-on-Thames

Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 171569

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

