



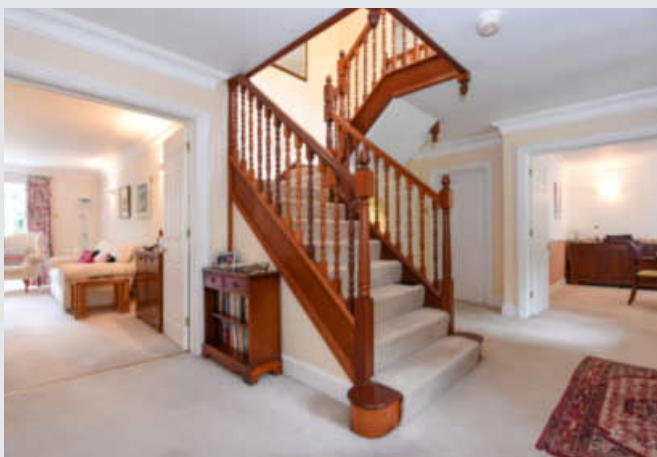
Hustings House, Carlesgill Place, Henley, RG9 1NY

An impressive and well-presented family house of over 3,300 sq ft on the edge of Henley





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Description

In a peaceful location just on the outskirts of Henley, Hustings House is in a close of just three substantial houses built in 1996 by Bryant Homes. The property is light and bright and has high ceilings and well-proportioned principal rooms. There are four reception rooms including a charming sitting room and an elegant dining room. The kitchen/breakfast room has a family room or TV room attached and there are doors leading to the secluded gardens. EPC Rating D.



Accommodation

- Spacious reception hall with double front door, oak staircase and doors to
- Sitting room with open fire in stone surround, bay window overlooking garden
- Dining room with gas fire in stone surround with bay window to front
- Study with views to front
- Kitchen/breakfast room with excellent range of wall and floor cabinets, granite work surfaces with breakfast bar, built-in fridge, dishwasher, twin ovens, microwave, double doors to terrace and garden
- Utility room with space for fridge freezer, washing machine and tumble dryer, back door to garden
- Cloakroom
- Spacious landing with doors to balcony
- Master bedroom suite with bay window overlooking garden, dressing room with built-in wardrobes, en-suite bathroom with separate shower
- Four further bedrooms, three with built-in wardrobes
- Family bathroom with separate shower, en-suite shower room.





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Outside

To the front of Hustings House is a pretty front garden with a mature Magnolia tree and a large paved driveway with plenty of parking. The driveway leads to the detached double garage with power and light. To the rear of the house is a garden edged with trees and shrubs giving privacy and seclusion. The garden has been professionally landscaped and features a vine and jasmine covered pergola, a charming pond and a spacious terrace, perfect for entertaining. There is a large shed at the end of the garden for storage or hobbies.



Location

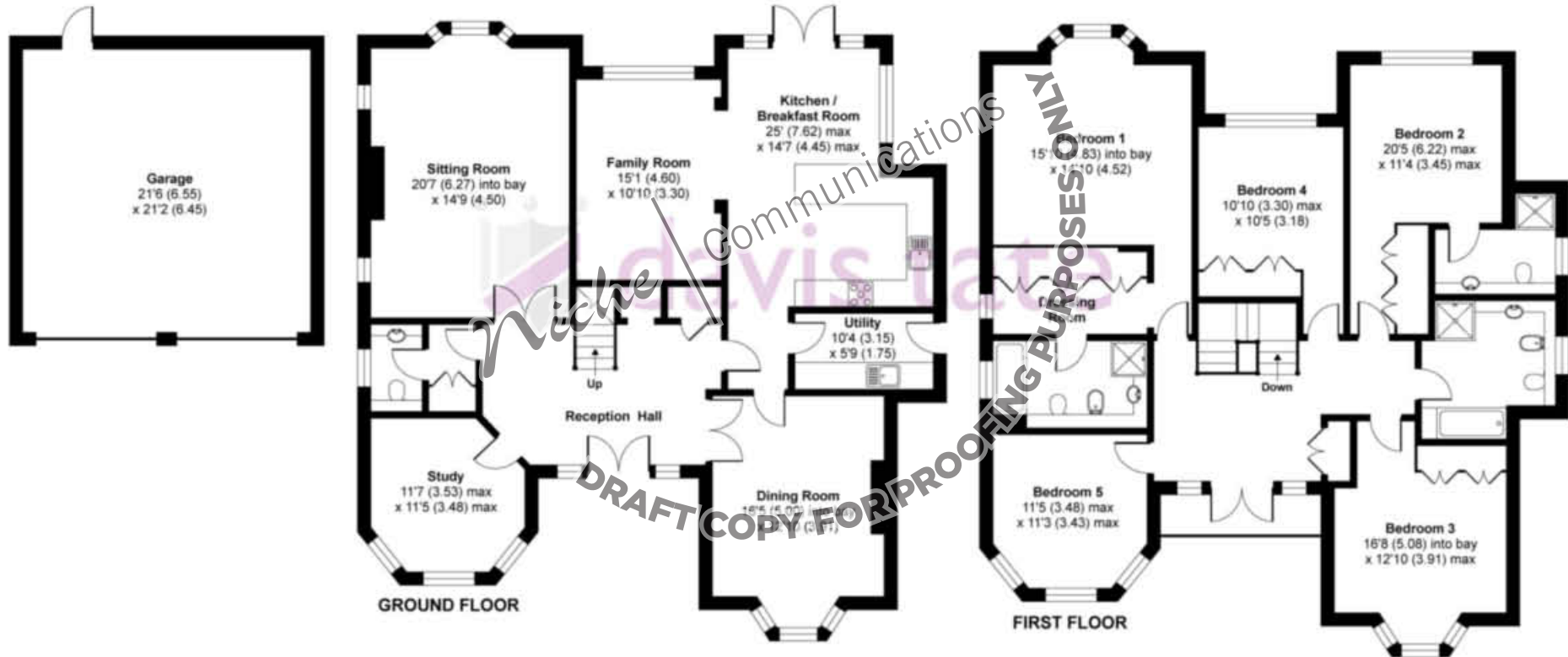
Hustings House is situated in a quiet location in Carlesgill Place, a private cul-de-sac of just three substantial properties, under a mile from the centre of Henley-on-Thames. Comprehensive leisure and shopping facilities include a Waitrose, coffee shops and specialist shops as well as being home to the world famous Regatta and Festival. 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 and The Abbey, all easily accessible.



Connection to the M4 (junction 8/9) is about 7 miles away via the A404M, with Heathrow under 30 miles distant. There are miles of riding and walking in the surrounding countryside.

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APPROX. GROSS INTERNAL FLOOR AREA 3325 SQ FT 308.8 SQ METRES (INCLUDES GARAGE)



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 District Council,
www.southoxon.gov.uk.

Directions

From the centre of Henley, take the A4155 Reading Road and, at the roundabout with the Seven Stars pub, take the right fork into Harpsden Road. At the top of the road, turn right into Peppard Lane. As the lane narrows, Carlesgill Place will be found on the left and Hustings House is straight in front. Post Code: RG9 1NY.



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

Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "Hustings House is a large family house in a very convenient location. If you'd like more information about Hustings House, please do give me a call."



Contact Vanessa on 01491 313 106 or email vanessa.townsend@davistate.com