



## Orchard House, Fair Mile, Henley-On-Thames, RG9 2JX

A BRAND NEW LUXURIOUS FIVE BEDROOM FAMILY HOME SET IN HALF AN ACRE  
BUILT TO EXCEPTIONALLY HIGH STANDARDS BY ELEGANT HOMES











## Description

Orchard House is a 3450 sq ft five bedroom, four bathroom executive home set on the Fair Mile, the tree lined wide avenue that approaches Henley from the north, and is within a miles level walk of the town centre, river Thames and Phyllis Court Club. SAP Rating B.

Built by local and established developers Elegant Homes, the house is set in a mature plot of half an acre, with well established boundaries, including a tall hedge screening its front elevation.

Inside, you'll find a wonderful roomy, light and welcoming family home, with a huge reception hall leading to a formal drawing room, study/playroom and a wonderful family kitchen breakfast sitting room, which over looks the west facing back garden.

Upstairs, full use has been made of the volume of the house, with vaulted ceilings to the master and guest suite, both of which have en-suites, as well as a dressing room in the master bedroom. Three further double bedrooms and two bathrooms complete the upstairs.

Outside is a double garage, ample parking, and landscaped private south-west facing rear garden.

## Specification

### KITCHEN

- Fully fitted Siematic kitchen with central island connected to gas & electric, breakfast bar and soft close cupboard doors and drawers
- Solid mistral work surface
- All appliances are Siemens energy A++ rated
- 600mm wide integrated fridge with separate 600mm wide integrated freezer.

- Wifi enabled, combination, multi-functional oven with in-built microwave
- Bora anti-steam induction hob within central island
- Fully integrated dishwasher
- Ceramic Villeroy and Boch sink
- Pre-plumbed and wired for future provision of boiling water tap

### MASTER BEDROOM & EN-SUITE

- Vaulted Ceiling
- Fully fitted dressing room with wooden made to measure shelving and drawers
- Kaldewei doubled-ended bathtub, 1.8m length , 80cm width
- Double ceramic Villeroy and Boch sink with heated mirror
- Custom built integrated cabinets with two shaver points
- Saloni porcelain tiles with rectified edges







## Specification

### BEDROOM 2

- Fully fitted made to measure wardrobes and drawers

### BATHROOM & OTHER EN-SUITE

- White Duravit sanitaryware
- 10mm Merlin glazed shower screen
- Hansgrohe shower head and taps
- Thermostatic shower valve with separate head and hand shower attachments

- Built in bespoke vanity units with soft close doors and shaver points

- Saloni porcelain tiles with rectified edges

### UTILITY

- Space for and pre-plumbed for provision of washing machine and tumble dryer
- Ceramic Villeroy and Boch sink with undermounted unit and soft close cupboards
- Vaillant gas-fired condensing system boiler with



bronze pump providing instantaneous hot water

- Vaillant hot water cylinder with low heat loss
- Accumulator provides additional stored water to maintain water pressure
- Pre-plumbed and wired for provision of water softener

### WINDOWS, DOORS, JOINERY & FLOORS

- Oversize Rational aura panelled front door
- Premdor premium vertical 5 panel moulded internal doors
- Brass Serrozetta round rose door handles
- Electrically operated Velux windows with rain sensors in landing and family room
- Purpose built staircase with oak handrail, oak newel post and glass balustrade
- 21mm thick engineered wood flooring including 6mm layer of solid oak, colour natural
- Lano star twist elite carpet, colour Havana, in lounge and 1st floor

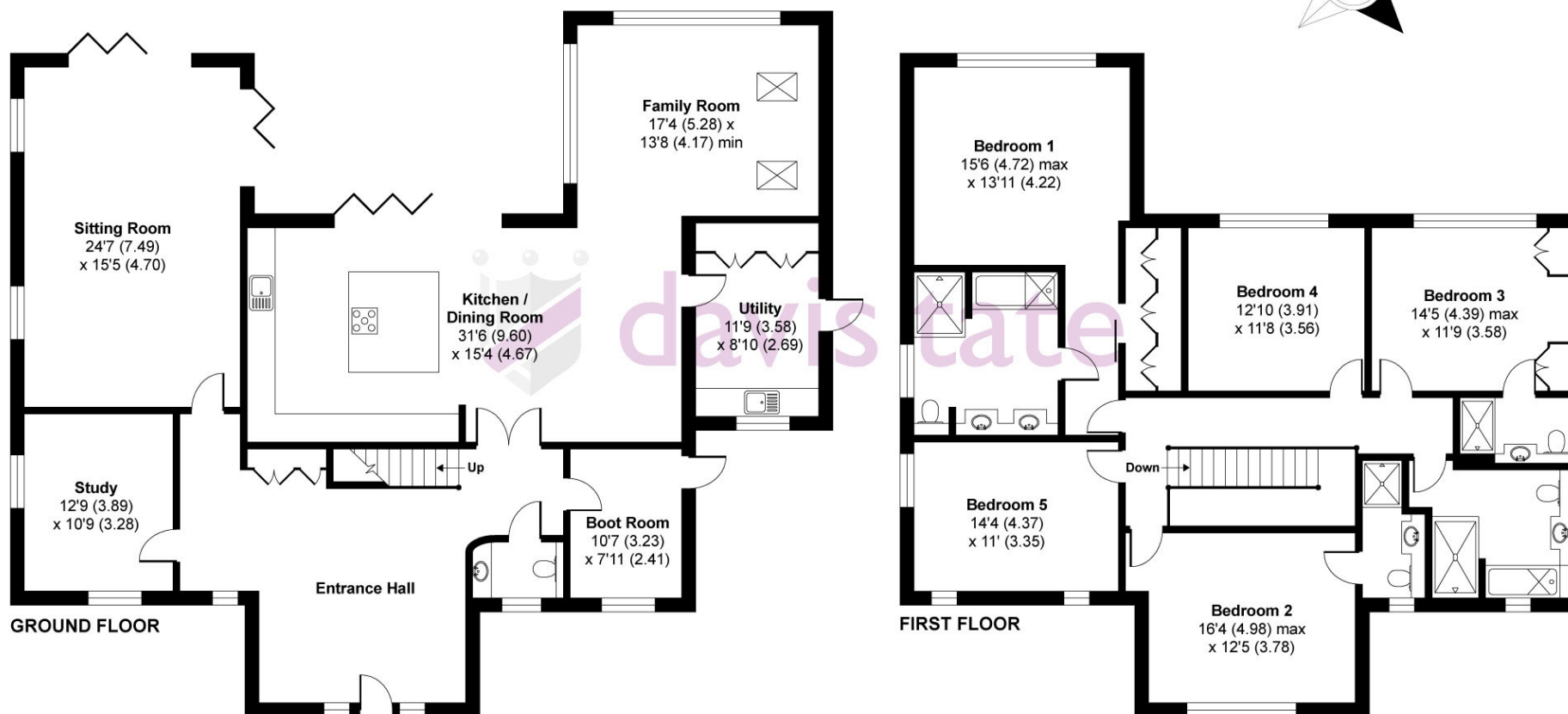


### AV INFRASTRUCTURE

The house has been pre-wired to allow future provision for both the audio-visual equipment specified below and a Smart Home carried out in accordance with the specification provided by our AV partners Sevenoaks Sound and Vision.

- In Ceiling Speakers for the Kitchen, Dining Room, Bathroom and Master Ensuite
- Soundbar in Master Bedroom
- 5.1 In Ceiling Speakers in the Cinema Room
- Wall mounted speakers in the Family Room
- Outdoor Speakers for the Patio
- Cat 6 wire allows for an additional WIFI boosters Providing WIFI throughout house
- All cabling comes back to a central hub location
- TV/Data to each TV Position, provision for satellite.
- Set up for smart home – gate, alarm, lights and heating all WIFI compatible

APPROX. GROSS INTERNAL FLOOR AREA 3446 SQ FT 320.1 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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## Specification

### HEATING, ELECTRICAL & LIGHTING INFRASTRUCTURE

- Air Tightness rating of less than 1.6
- Mechanical heat recovery ventilation system with 95% efficiency
- Wet underfloor heating throughout ground floor
- Each room individually zoned with Thermotech thermostats
- Radiators on first floor with thermostatic radiator valves (TVR) with master room thermostat to landing
- Harmoni thermostatic electric underfloor heating in all bathrooms
- Log burner fire installed in family room
- MK Honeywell fuse board
- LED downlighters fitted throughout, compatible with dimmer switches

- Pendants over kitchen island provided
- Smoke, heat and carbon monoxide alarms/detectors installed
- Security intruder alarm installed

### OUTSIDE

- Centrally located patio connecting kitchen with lounge
- Separate covered BBQ area with wooden truss
- Countryside gate in rear garden leading to wildlife corridor
- Oxford shingle separating grass from patio
- Oak sleepers throughout

### GARAGE

- Remote controlled, electric, sectional door
- Overhead lighting and power sockets
- Fuse board to allow future additional electric/lighting

## The Developer

Elegant Homes is a bespoke residential property development company. They are dedicated to providing well-designed and crafted new homes throughout Berkshire and South Oxfordshire.

Elegant Homes believe in a different way. They believe in providing homes that are so high in quality, so well designed, and so comfortable to live in, that your life genuinely becomes better for it. Quality brands and design excellence are core principles, as everything in their homes has been meticulously thought through with the user in mind. By delivering a product of quality and integrity, by cleverly reducing household costs, and by understanding that the little things matter, they aim to provide you with a better life through your new home.





## Land & New Homes

David founded Davis Tate with Matthew Davis in 1991 and is now actively involved in the selling of our New Homes Sites. David advises numerous developers and has sold over 30 new home sites in Henley alone.



Contact David Tate on **01491 313103** or email [david.tate@davistate.com](mailto:david.tate@davistate.com)

## Henley Branch Manager

Jason heads up the Henley office who will be handling the sale of Orchard House. "My team and I are well placed within the town to assist anyone looking to move to the area, and we welcome enquiries on this superb new



Contact Jason Applebey on **01491 412345** or email [jason.applebey@davistate.com](mailto:jason.applebey@davistate.com)