



PHILIP
BOOTH
ESQ.



216 Greys Road, Henley-On-Thames, RG9 1QX

£1,595,000

- A recently extended and refurbished family home
- Modern fitted kitchen
- Principal bedroom suite
- Mature gardens
- Spacious entrance hall
- Sitting room with wood-burner
- Guest bedroom with en suite
- Cloakroom and utility/boot room
- Snug and adjoining study
- 2 further bedrooms and a bathroom

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

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An attractive, extended and completely refurbished 4 double bedroom detached home with generous proportions. Featuring 3 reception rooms, 3 bathrooms, a mature enclosed rear garden, and gated private parking for several cars. Front views across the town green of Gillotts Corner Field, and a short walk to Valley Road and Gillotts Schools.



Council Tax Band: G



ACCOMMODATION

Enter through wooden gates and across the brick paver driveway providing parking for multiple cars, enclosed by mature planting, and up to the front door. The front of the house is an attractive rendered facade with grey double-glazing, and with a slate tiled roof with dormer windows, and a covered entrance porch.

The solid front door, with glazed panels to either side, opens into a bright hallway, with hard-wearing wood-effect Karndean flooring. There is staircase with glass balustrade to the first floor with a cupboard under, providing useful storage. The cloakroom features a w.c. and vanity wash hand basin.

The utility/boot room has wall and base units with space for washing machine and tumble dryer, with a stainless steel sink under a window to the garden, space for a fridge freezer, and a glazed door out to the side of the property and leading to the garden.

A wide opening from the hallway leads to the kitchen, which is a bright room with a rear aspect with a window and glazed French doors to the rear garden. The extensive range of contemporary wall and base units are a vibrant deep blue, with composite work surfaces over, a fitted 3-oven 5-hob range cooker, inset and stainless steel sink. Additional larder units and ample drawers. Space for an American-sized fridge-freezer, space for a dishwasher. There is also enough room for a large kitchen table to one end.

Through to the snug/dining room with a window to the rear, a wood-burning stove with exposed flue and tiled hearth, part-glazed double doors that lead to the sitting room.

From the snug and into the study, with a window overlooking the garden and ample space for a desk and shelving units.

The sitting room is a bright, appealing and spacious room with two sets of southerly-facing windows to the front and Karndean wood-effect flooring. The focal point of the room is the wood-burning stove, which is set in a brick hearth with attractive Portland stone surround.

Carpeted stairs lead up to a spacious first floor landing with a skylight above and doors opening to the loft space.

The principal bedroom suite comprises a large carpeted double bedroom with a view over the rear garden, an en suite shower room and a dressing room. The shower room has a corner shower cubicle, a w.c., a wash hand basin, a heated towel rail, electric underfloor heating and views to the garden. The adjoining dressing room has a window to the side with obscure

glass.

Bedroom 2 is a carpeted double with window to the front and views overlooking the Henley Town green. It benefits from a smaller private dressing room/store.

Bedroom 3/guest bedroom is a carpeted double with a window to the front with views over the town green. A cupboard contains the gas fired boiler and cylinder. The en suite bathroom has a window to the rear, a heated towel rail, electric underfloor heating, a vanity wash hand basin set, a w.c. and a bath with shower and glass screen.

Bedroom 4 is a bright carpeted double with a view to the front of the house towards the town green.

The family bathroom has tiled walls with a free-standing bath and wall-mounted taps, a wash hand basin, w.c. and a separate corner shower cubicle, with electric underfloor heating, a heated towel rail and a window to the rear.

Outside

To the front of the house there is an 'in and out' driveway with mature shrub beds and borders. There is cabling laid beneath the drive for the provision of electric gates.

There is access to each side of the house to an expansive paved patio, with ample space for seating and Al Fresco dining. Beyond the patio, the garden is mainly laid to lawn with attractive mature planting, specimen trees and shrubs. A wooden shed provides useful storage.

The garage has a roller door, light, power and water and a courtesy door to the side of the house

Agents note: All internal doors are solid oak. All the downstairs rooms have 'wet' underfloor heating connected to the gas boiler. There are electric panel heaters to the first floor. Our client has prepared internal wiring for the installation of photo-voltaic cells add in solar hot water, should that be of interest to potential buyers.

LOCATION

Living in Greys Road

216 Greys Road is situated shortly after the turning for Gillotts Lane, just 20 minutes walk from the town centre, and convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre.

There is a regular bus service from Greys Road into Henley town centre. The 'Top Shops' are close-by and offer a 'One Stop' store, a barber shop, a laundrette, the 'Happy Wok' Chinese take-away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose, many independent shops and boutiques, a 3-screen cinema, an historic theatre, excellent cafés, pubs and restaurants, and a bustling weekly market.

The commuter is well provided for with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands. Henley Station has links with London Paddington (via Twyford) with both mainline services to Paddington and the West, and the Elizabeth Line taking passengers to The City and Canary Wharf.

Reading - 7 miles; Maidenhead M4 Junction 8/9 - 11 miles; London Heathrow - 25 miles; London West End - 36 miles

Primary Schools - Valley Road (Good); Secondary Schools - Gillotts School (Good); Sixth Form - The Henley College.

Prep schools – St Mary's School, Rupert House School.

Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey and the Abingdon schools.

Leisure Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club.

Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band G

Services - mains water and drainage, gas, electricity.

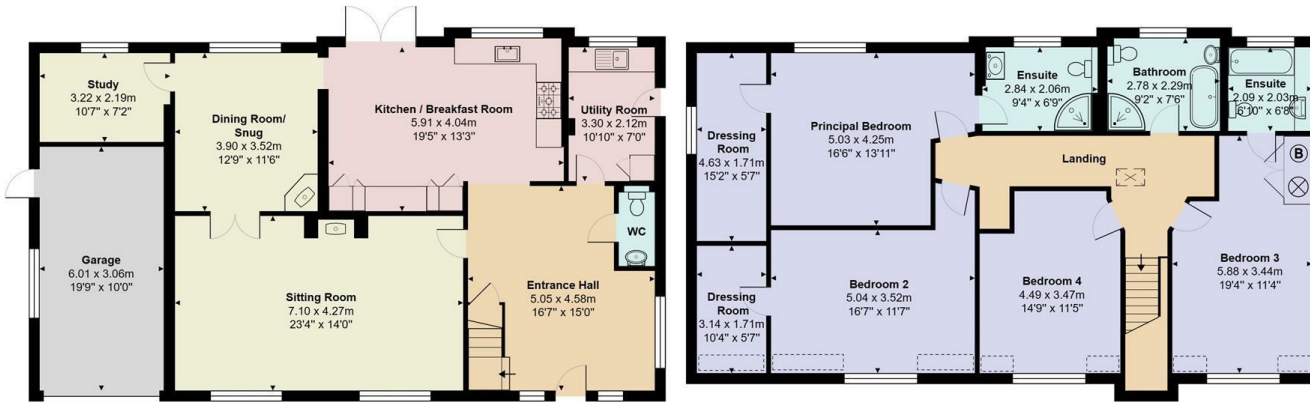
Broadband - ultra-fast FTTP broadband via Zzoomm, super-fast from other providers



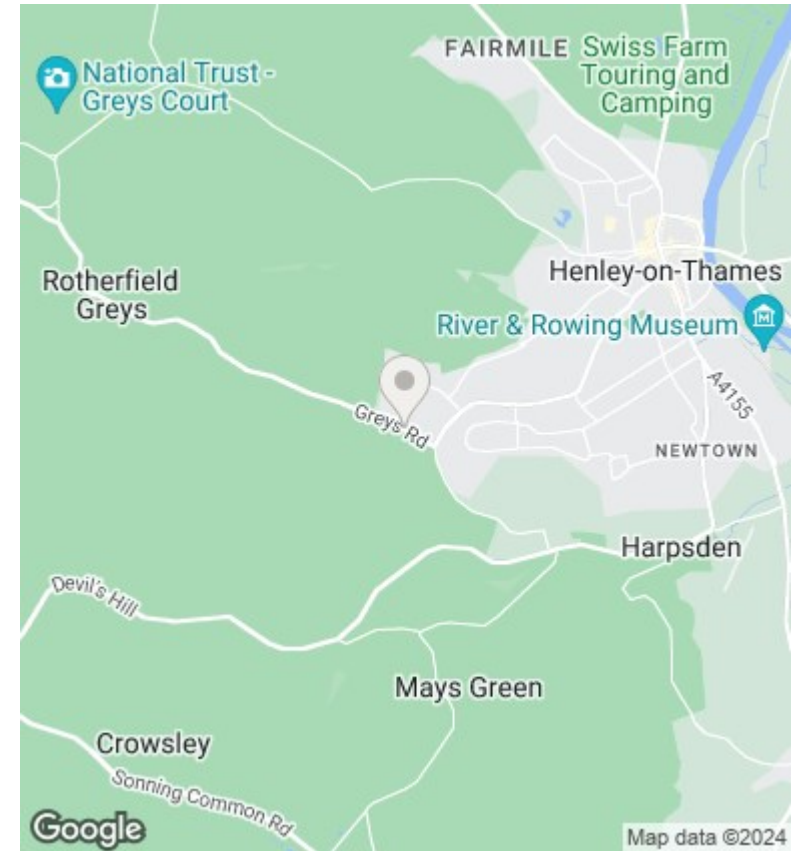


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Approx. Total Area: 249.8 m² ... 2689 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road and continue past Albert Road, and up the hill passing the Saracens Head pub on the left. Continue straight over the roundabout and follow Greys Road to the dog-leg bend around to the right at Gillotts Corner. 216 Greys Road will be found after approx 200m on the right-hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	