



PHILIP
BOOTH
ESQ.



Woodlands, 33a Lambridge Wood Road, Henley-on-Thames, Oxon, RG9 3BP

- Brand new detached luxury home
- Sitting room with bi-fold doors
- Guest bedroom with en suite
- Garage and off road parking
- Air source heating with underfloor heating
- Dining area with bi-fold doors
- Luxury fitted bathroom
- Shaker style kitchen with integrated appliances
- Principal bedroom with en suite
- Secluded wrap-around garden

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A newly-built 4 double bedroom detached luxury home in a quiet woodland setting in a highly desirable location approximately 1 mile from Henley. Modern elegant finishes, strong energy efficiency with electric air-source heat pump heating. Garage and off-road parking. Enclosed wrap-around gardens with patio. No chain



Council Tax Band: New Build



ACCOMMODATION

A clay tiled covered entrance porch and stylish part-glazed front door opens into the spacious reception hall with luxurious wood effect flooring and sweeping stairs to the first floor galleried landing.

The cloakroom features a low level w.c and wash hand basin.

Glazed double doors lead to the open-plan kitchen breakfast room and dining area with large flagstone porcelain tiles and dual aspect bi-folding doors to outside. The kitchen has an extensive range of Shaker style fitted wall and base units with marble effect quartz work surfaces over with a single bowl under-mount sink unit. There is an electric range cooker and a fitted microwave oven, a Samsung American style fridge and freezer and an integrated dishwasher. The central island has useful pan-drawers and breakfast bar.

A door opens to the adjoining utility room, which features matching wall and base units with washing machine and tumble dryer. A glazed door opens to the rear garden and a further door opens in to the integral garage.

Glazed double doors open from the dining area to the fabulous dual aspect sitting room that has bi-folding doors opening to outside.

The first floor galleried landing has a useful storage cupboard.

The principal bedroom is a large double with a rear aspect overlooking woodland and a door opening to an en suite shower room with a fully tiled walk-in shower with glass shower screen and rain fall shower head and tiled recess. A vanity wash hand basin with mirrored cabinet over, a w.c. with a concealed cistern, a heated towel rail, electric underfloor heating and a window.

The guest bedroom is a double also with a rear aspect. The fully tiled en suite comprises a shower cubicle, a wash hand basin a heated towel rail and low level w.c. and electric underfloor heating.

Bedroom 3 is a double with a front aspect.

Bedroom 4 is a double also with a front aspect.

The bathroom has a white suite comprising a double ended panelled bath, a shower with rainfall shower head, a vanity wash hand basin and a low level w.c., electric underfloor heating and a heated towel rail.

NB. The property is unfurnished. Photos showing CGI furniture is for illustrative purposes only.

Garage

The single integral garage has light and power, an electric car charging point, and an electric roller shutter door.

Agents note. The property is ready for immediate occupation, benefits from a 10 year build warranty and has a wired security alarm and cameras.

Outside

To the side of the house there is an extensive lawn area with mature hedging marking the front boundary. Panelled fencing marks the right hand boundary and a mature hedge runs along the back boundary. There is a low brick wall and an extensive paved patio terrace to the rear and to the side of the house with bi-folding doors opening from the dining area.

To the front of the property there is a brick paver drive providing off road parking and access to the integral garage.

LOCATION

Living in Lambridge Wood Road

Lambridge Wood Road is highly regarded and arguably one of the most sought after and prestigious residential roads in the Henley area. The no-through road borders ancient woodland, making this a safe place for children to play, for teenagers to explore and is also great for dog walking.

Henley provides an extensive range of shops, restaurants, cafes and recreational facilities, including a cinema and theatre. There are many river pursuits, including day trips and boat hire and a good selection of local golf clubs.

Paddington approx 60 minutes with the Elizabeth Line (CrossRail), linking Reading to The City and beyond. The property is also well placed for access to the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead Thicket.

Reading - 9 miles

Maidenhead M4 Junction 8/9 - 10miles

Oxford - 20 miles

London Heathrow - 25 miles

London West End - 38 miles

Central London is approximately 38 miles and London Heathrow approx 25 miles. The larger centres of High Wycombe and Reading are also easily accessible providing a wider range of facilities. The area is also well served with excellent private and state schools.

Schools

Badgemore Primary School (Ofsted Good)

Gillotts Secondary School (Ofsted Good)

Prep schools include Rupert House School and St Mary's School, both in Henley.

Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne's are easily accessible.

Buses also run from this side of Henley to Moulsoford, Cranford House and the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Services: Mains water and electricity, Air source heating, mains drainage. The house is hard-wired throughout for tv and wi-fi. There is superfast broadband via Zoomm.

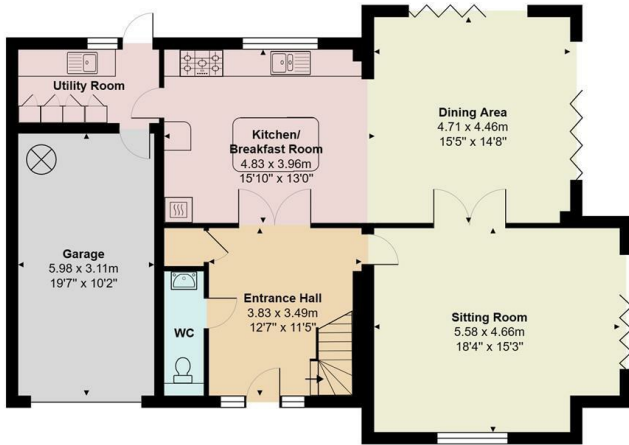
Council Tax - Band G



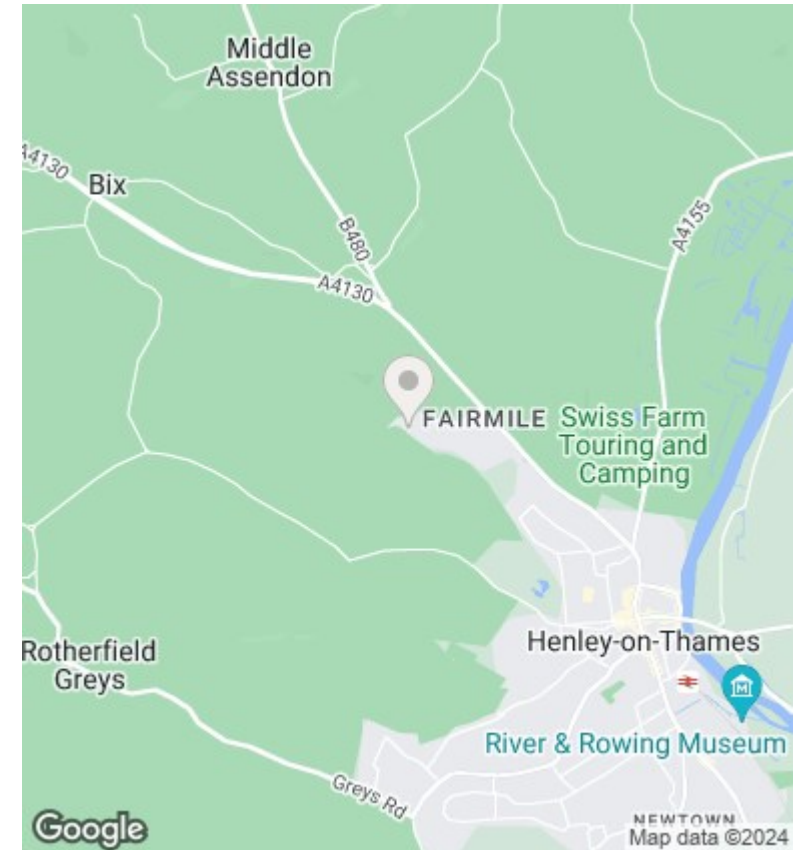


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Approx. Total Area: 218.4 m² ... 2351 ft² (including Garage)



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 into Reading Road and continue through the town centre along Bell Street. At the double mini roundabout bear left on the A4130 and out of Henley along the Fairmile. After approximately 0.5 miles turn left into Lambridge Wood Road. Woodlands will be found towards the end of the road on the left 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		92
(81-91) B	84	
(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	