



PHILIP
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Ormesby Greys Hill, Henley-On-Thames, Oxon, RG9 1SW

£985,000

- Detached house in a sought-after location
- Sitting room with fireplace
- Potential to extend subject to planning
- Off-road parking and detached garage
- Kitchen breakfast room
- 0.3 miles from Henley town centre
- Flexible accommodation over ground and first floors
- Currently 5 bedrooms and 2 bathrooms
- No onward chain

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Ormesby Greys Hill, RG9 1SW

Situated in a highly sought-after location approx 1/4 of a mile to the town centre and railway station. A 5-bedroom detached property offering flexible accommodation over ground and first floors. Private gardens and a detached garage and off-road parking. No onward chain.



Council Tax Band: G



ACCOMMODATION

The part-glazed front door opens into the entrance hall. Stairs lead up to the first floor.

The ground floor bathroom has a white suite comprising a w.c., and a wash hand basin. and panelled bath with shower mixer tap and part-tiled walls.

The light and spacious sitting room has a dual aspect with a bow-window to the front and a stone fireplace with mantelpiece and stone hearth.

The kitchen breakfast room has a dual aspect and a range of fitted wall and base units with a Butlers sink, space for a cooker and plumbing for a washing machine and dishwasher. A cupboard houses the gas fired boiler. A part glazed door opens to outside.

Bedroom 3 is a large double with a front aspect and had fitted wardrobes.

Bedroom 4 has a side aspect and built-in wardrobes.

Bedroom 5 has a rear aspect and a fitted wardrobe.

Stairs lead to the first floor

Bedroom 1 is a large double with a dormer window with a front aspect and built-in wardrobes. The en suite shower room has walk-in shower cubicle, a low level w.c and a wash hand basin.

Bedroom 2 is a large double with a dual aspect.

The first floor kitchenette has a range of wall and base units and a sink unit.

Outside

A door leads from the kitchen doors to the private rear garden with mature trees and shrub borders. The garden faces west and is enclosed by panel fencing which mark the boundaries.

To the front there is off-road parking for 2 cars on the drive, which also provides access to the garage, which has a pitched roof and an up and over garage door.

LOCATION

Living in Greys Hill

Ormesby is located in Greys Hill, a quiet residential road 0.3 miles from the town centre and railway station, being just a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 giving road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also an Elizabeth Line (Crossrail) station.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Trinity Primary, Sacred Heart Primary

Secondary Schools – Gillotts School

Sixth Form – The Henley College

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

Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band G



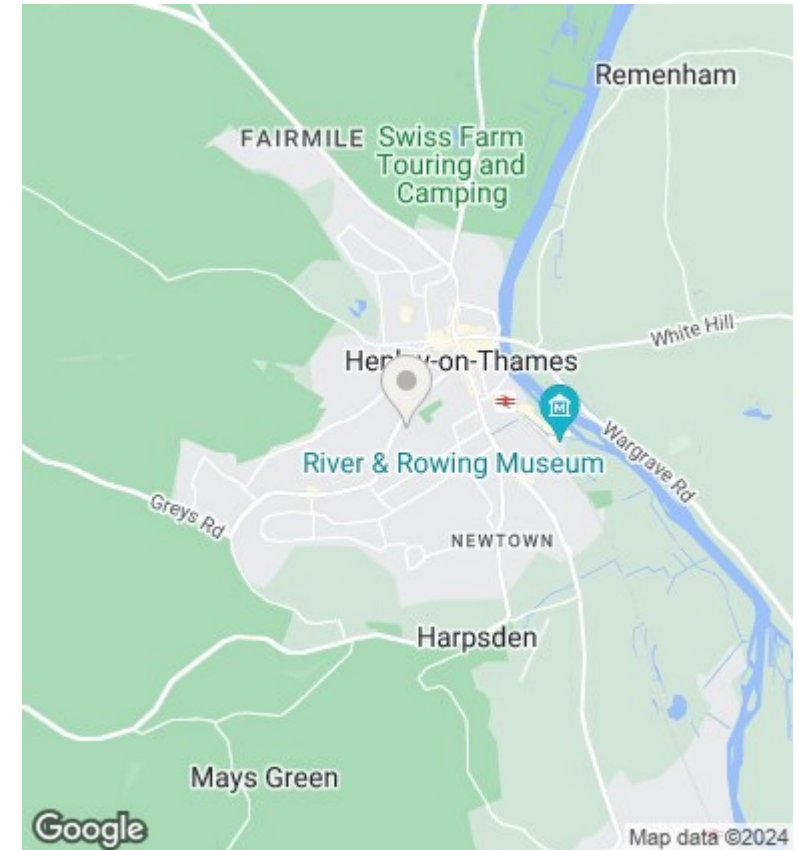


Greys Hill, Henley on Thames, RG9 1SW

Approx. Total Area: 156.8 m² ... 1687 ft² (excluding eaves)



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. Continue past Albert Road, and the Bird in Hand pub and continue up Greys Road passing the Saracens Head pub on the left. Take the next left into Greys Hill, where the property will be found on the right hand side, set back up a track.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	