



287 Greys Road, Henley-On-Thames, Oxon, RG9 1QT

£1,500,000

- Attractive 4-bedroom detached home built in 2002
- Useful walk-in pantry, and separate utility room
- Enclosed south-facing rear garden and pretty front garden
- Desirable location close to schools and open countryside
- Multiple bright reception rooms
- Principal bedroom with new en suite shower room
- Integral single garage and EV charger
- Open-plan kitchen/diner, newly refurbished
- 3 further bedrooms and 2 further bathrooms
- Private parking for 3 cars

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A spacious 4-bedroom detached home built in 2002 and recently refurbished, set in a desirable residential location approx 1.1 miles from the town centre. Featuring 3 bathrooms, multiple reception rooms, open-plan kitchen/diner, utility room, integral garage, off-road parking for 3 cars, and beautiful gardens to the front and rear.



Council Tax Band: G



ACCOMMODATION

This attractive 4-bedroom detached home was built in 2002 and bought off-plan by the current residents.

Situated in a small private plot of 2 similar homes, the house has an attractive brick and tile elevation, with a hip gabled roof. Shielded from the road by tall hedging and with landscaped front garden with trees, a permeable resin bound driveway has space for 3 cars.

The part-glazed UPVC front door leads into a spacious hallway with Haro parquet flooring, a coat cupboard provides useful storage, along with an under-stairs cupboard and a cloakroom features a w.c. and wash hand basin.

The family room has windows on a dual aspect with a view to the front, Haro parquet flooring and a gas-fired fireplace. Fitted desk furniture makes this a versatile reception room that could be used as a study, a hobby room or a snug.

Along to the bright, carpeted sitting room with dual aspect windows, a pair of French doors to the rear, and a gas-fired fireplace. Picture lights provide drama for any wall-mounted pictures, with other wall-mounted lighting to the opposite wall.

The newly refurbished open-plan kitchen/dining room features Magnet Ambleside Limestone shaker style wall and base units, with a wood-effect worktops, and attractive crackle glaze aqua wall tiles and glass splash-back. It is designed with a peninsula to add useful storage and food preparation space. A ceramic sink with mixer tap sits beneath a window overlooking the rear garden. Integrated appliances include a 4-burner gas hob with extractor hood over, dual electric ovens, a fridge-freezer and a dishwasher. A walk-in pantry has space for fitted shelves and provides useful kitchen storage. There is Karndean flooring and the dining area has space for a long rectangular table, windows on dual aspects and a pair of French doors out to the rear garden.

The utility laundry room has a door from the kitchen/diner, and features a sink, further fitted wall and base units with a worktop, the new gas boiler, and space for a washing machine and tumble dryer. A door leads out to the side of the property.

A door leads from the kitchen/diner into the integral garage, which has an electric up-and-over door, with space for one car and providing useful storage.

From the hallway, the newly carpeted stairs lead up to a landing, where an airing cupboard hosts the hot water tank.

The principal bedroom is a large carpeted space with a window to the rear, a pair of fitted wardrobes, and a recently modernised en suite bathroom with shower, wash hand basin set into modern cabinets, a mirrored cabinet, heated towel rail and a w.c.

Bedroom 2 is a carpeted double with a bay window to the front, and a pair of fitted wardrobes.

Bedroom 3 is currently in use as a study with fitted desk furniture and shelving. It would otherwise feature as a carpeted single bedroom with a window to the front.

The family bathroom has floor-to-ceiling tiles, laminate wood floor, a window to the rear with obscure glass, a bath with shower over, a w.c. and a wash hand basin set on top of useful storage cabinets.

Bedroom 4 is the guest suite, with a carpeted double bedroom with a pretty dormer window, fitted wardrobes, and an en suite bathroom with a shower, w.c. and wash hand basin.

OUTSIDE

The enclosed rear garden has been lovingly landscaped and maintained, with well-manicured lawn with attractive bridge-edging, and a generous patio. The beds are beautifully stocked with mature planting, and with trees providing useful privacy from surrounding properties.

The front garden has featured trees and shrubs near the front door, with a lawned area and mature shrubs behind the privacy hedging. This provides attractive garden views from each vista. A permeable resin bound driveway provides parking and access to the integral garage. In addition there is a wall-mounted EV charger.

LOCATION

Living in Greys Road

The property is situated shortly before 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 (Outstanding); 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.

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. Locals can enjoy 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 including BT





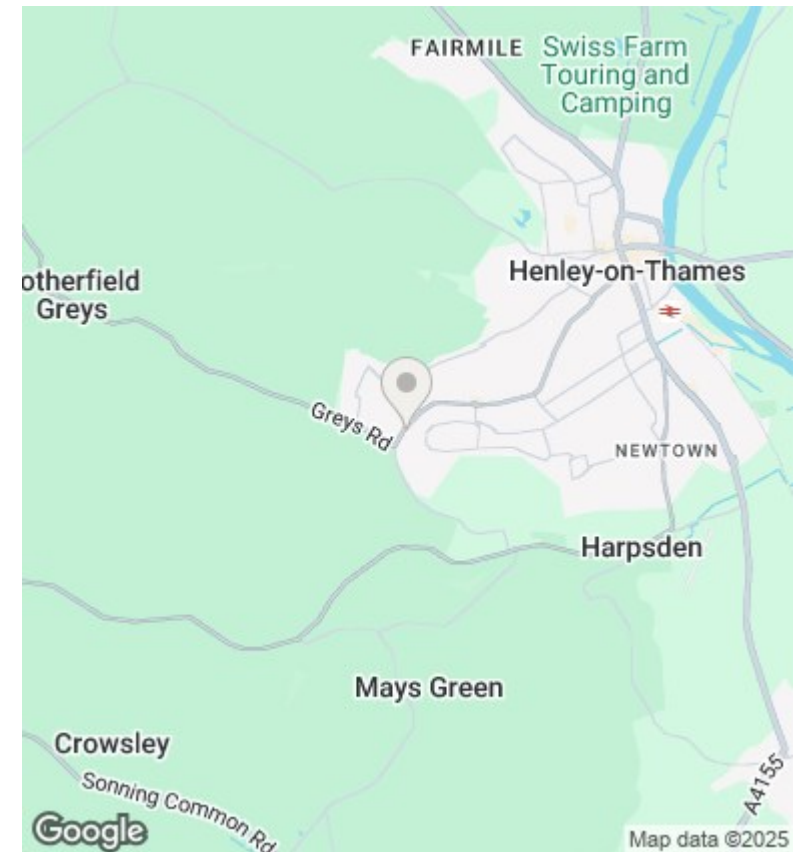
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Approx. Total Area: 208.0 m² ... 2239 ft²

Approx. Total Area excluding Garage: 189.4 m² ... 2039 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 by the parade of shops, past Elizabeth Road on the right where the property will be found on the left.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
EU Directive 2002/91/EC		
England & Wales		