



PHILIP
BOOTH
ESQ.



25 Blandy Road, Henley-on-Thames, Oxon, RG9 1QB

£1,150,000

- A mid-century modern detached home
- A snug with garden room
- Principal bedroom with en suite
- Garage and off road parking
- Sitting room with fireplace
- A modern kitchen/breakfast room
- 3 further double bedrooms
- A dining room
- Separate utility room
- South-facing rear garden

25 Blandy Road, Henley-on-Thames RG9 1QB

A generous 4-bedroom detached mid-century modern home, in a quiet residential neighbourhood approximately 1 mile from Henley town centre and railway station. Benefitting from 3 reception rooms, a garden room, a modern kitchen and a separate utility room, modern bathrooms, a single garage, off-road parking and rear garden with detached studio. No onward chain.



Council Tax Band: G



ACCOMMODATION

From the private driveway a path leads to the front door, which opens to the entrance porch and glazed double doors into the entrance hall.

The entrance hall has an exposed woodblock floor and stairs opening to the first floor. An archway opens to in inner hall with a cloaks cupboard and a door into the cloakroom.

The cloakroom has a white suite with a wash hand basin, a w.c. and a window.

The sitting room has front and rear aspects with glazed sliding doors opening to the rear garden. There is a stone fireplace housing a gas coal fire and woodblock flooring.

Across the hallway is the dining room with woodblock flooring and a window to the front.

The snug has bi-folding doors opening to the garden room, with ceramic flooring and doors opening to the rear garden.

A door opens into the recently refitted modern kitchen with an extensive range of white gloss wall and base units including pan drawers. Integrated appliances include a wine fridge, a dishwasher, a range cooker with gas burners and a stainless steel splash-back and extractor hood over, laminate flooring and recessed spot-lights in the ceiling. To the front of the kitchen is the breakfast room with a picture window with a front aspect.

In the utility room there is plumbing for a washing machine and tumble dryer. An internal door leads to the garage and a door to the rear garden.

Up the carpeted stairs to the galleried landing, with a window providing ample natural light into the stairwell, and a storage cupboard.

The generous principal bedroom a window to the front, and benefits from fitted wardrobes and an en suite bathroom with a panelled bath, a wash-hand basin and a w.c.with a concealed cistern.

Bedroom 2 is a double with a window over the front aspect.

Bedroom 3 is a double, with a window to the front and built-in wardrobes.

Bedroom 4 is a smaller double with a rear aspect.

The family bathroom has a bath with shower over, a wash-hand basin, a w.c. and a heated towel rail.

Outside

To the rear, there is a good size, enclosed south facing rear garden with an extensive patio with a pergola and steps up to the lawn, with mature shrubs and hedges providing a degree of privacy. There is a modern detached studio with light and power. A pedestrian gate opens to the rear on to a bridlepath providing traffic free access to Gillotts School and Henley Leisure Centre, or down into the town via the diagonal footpath.

The garage has a roller door, light and power.

LOCATION

Living in Blandy Road

Blandy Road is a very popular and no25 is tucked away in a quiet cul-de-sac. Henley Station is approximately 1 mile away and there is a regular 'Hopper' bus service to and from the town square.

The 'Top Shops' are just a short walk away on Greys Road and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and through London.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Valley Road, Sacred Heart Catholic school and Trinity school

Secondary Schools – Gillotts School

Sixth Form – The Henley College

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

Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various River pursuits are available on the Thames, and the world-famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

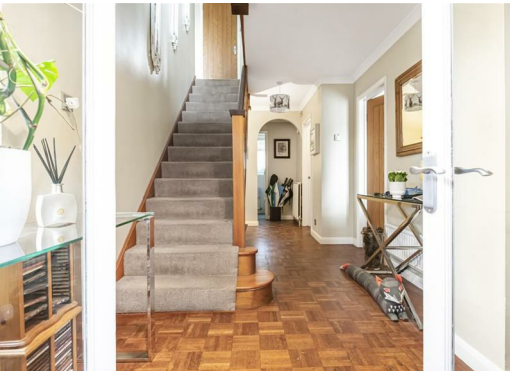
Services - Mains gas, electricity, water, drainage

Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band G





**Approximate Gross Internal Area 2239 sq ft - 208 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1390 sq ft – 129 sq m

First Floor Area 849 sq ft – 79 sq m

Outbuilding Area 79 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

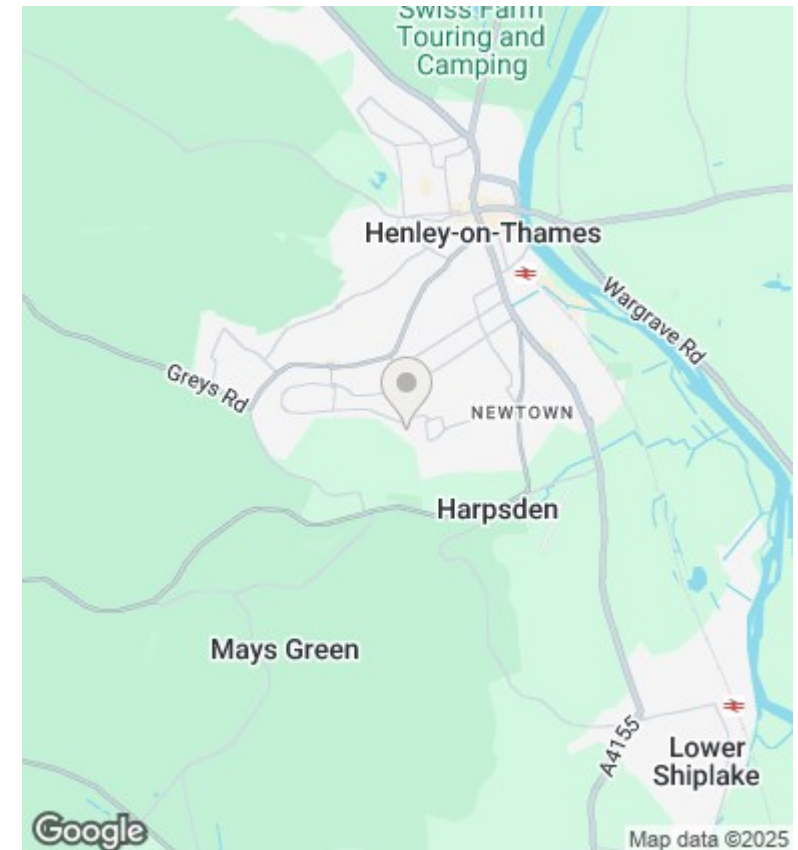


Directions

From our office in Station Road, turn left into Reading Road. Take the 3rd right turn into St Andrews Road. Continue over the crossroads and continue up St Andrews Road. Take the 5th turning on the left into Blandy Road, continue past Manor Road on the left and turn left into the cul-de-sac where the property will be found 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		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		