



PHILIP
BOOTH
ESQ.



Bradley, Lambridge Wood Road, Henley-on-Thames, Oxon RG9 3BS



Tucked away on one of Henley's most prestigious residential roads, Bradley sits on a large plot with mature gardens approaching 0.75 acres. The property offers five bedrooms, has woodland walks on the doorstep and yet is within walking distance of Henley town centre.

Accommodation

Wrought iron gates open into the driveway, which sweeps through the front garden to the detached garage.

The elegant entrance has a pillared entrance porch with a part glazed front door, which opens into the entrance hall. There are doors into the principle reception rooms and a staircase to the first floor with a storage cupboard under.

The sitting room has good proportions and has a bright triple aspect with glazed sliding doors opening into the rear garden. There are attractive views across the wooded valley to the front.

The family room has a rear aspect. This room is situated adjacent to the kitchen and could be knocked through to create an open plan living/kitchen space (subject to necessary permissions).

The dining room has a front aspect with views across the wooded valley and a door to the utility room.

The study also has a front aspect with a pleasant outlook. There is extensive fitted book shelving with cupboards and drawers, fitted by reputable local cabinet maker, Ian Desmond.

The kitchen/breakfast room features an extensive range of 'Shaker' style kitchen furniture, with work surfaces over and an inset single drainer sink unit and mixer tap. There is a Bosch electric double oven, a ceramic hob, an integrated under counter fridge and plumbing for a dishwasher. A door opens to a rear lobby/boot room, which in turn opens in to the rear garden.

A further door from the kitchen opens into the utility room, where there are further storage units and a Belfast sink. There is also plumbing for a washing machine and dryer.

The cloakroom has a white suite comprising a wash hand basin and low-level WC.

A staircase leads from the entrance hall to the first floor.



First floor

At the top of the stairs there is a galleried landing with space for a sofa. There is also an airing cupboard and access to the large, open, part boarded loft space.

The master bedroom has a front aspect with views and an extensive range of fitted wardrobes with drawers, fitted by reputable local cabinet maker, Ian Desmond.

The en suite bathroom features a four piece suite comprising a panelled bath, a shower cubicle, a pedestal wash hand basin and a low level w.c. and has fully tiled walls.

Bedroom two is a large double bedroom with front and rear aspects and deep eves storage cupboards.

Bedroom three is a double bedroom with a front aspect and a built-in wardrobe.

Bedroom four is a double bedroom with a rear aspect and a built-in wardrobe.

Bedroom five is a small double bedroom with a rear aspect and a built-in wardrobe

The family bathroom has a three piece suite comprising a panelled bath with shower over and a screen, a pedestal wash hand basin and low level w.c. and has fully tiled walls.

Outside

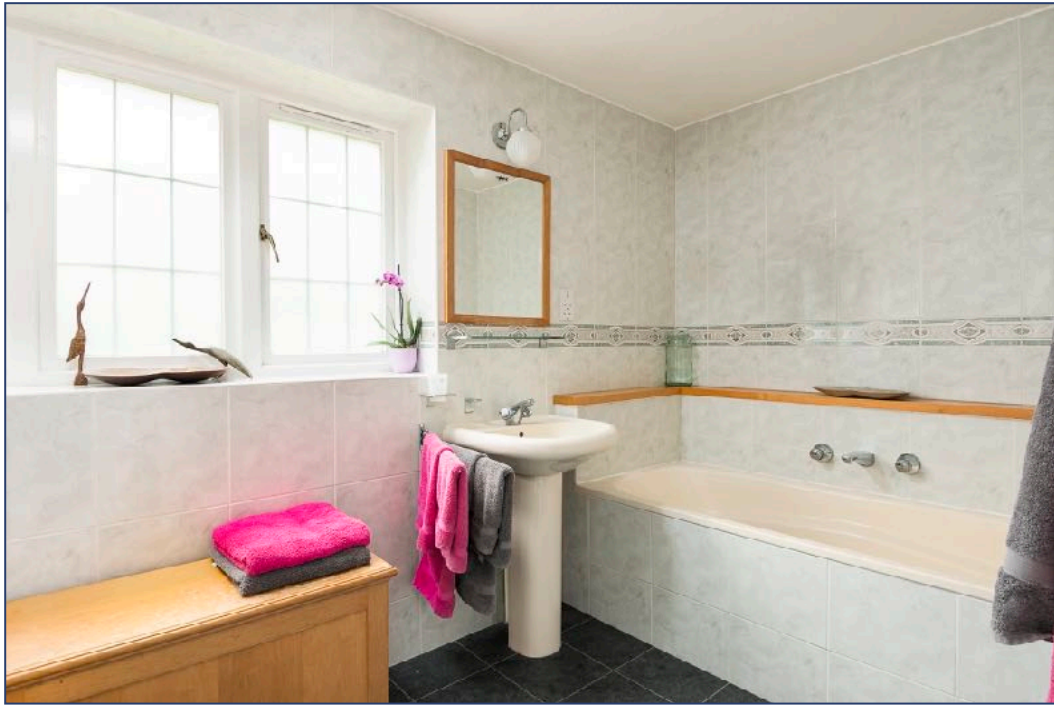
To the front of the property Bradley is approached from Lambridge Wood Road via double gates, which open into a sweeping driveway, providing plenty of off road parking and access to the detached garage, which has light and power and potential to convert into additional accommodation (subject to consent).

To the front of the property there is an enclosed garden with lawn and a timber gazebo. There are mature trees, and thick hedging mark the boundaries and providing privacy.

To the rear there is a most attractive landscaped garden. with pathways and steps leading up to the top of the garden, where there is a detached summerhouse and a patio, which provides far reaching roof top views across the wooded valley. There is a second patio area with steps up from the sitting room patio. There is a garden store located adjacent to the utility room which currently houses a chest freezer.

The gardens are approaching 0.75 acres in total and feature mature trees and established fruit trees of many varieties, and a productive vegetable plot.







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 road is a no-through road and 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) in 2020, linking to The City. There are regular buses to Reading, which is approximately 7 miles away and has an excellent mainline station with trains into London, and to the north and west of England.

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

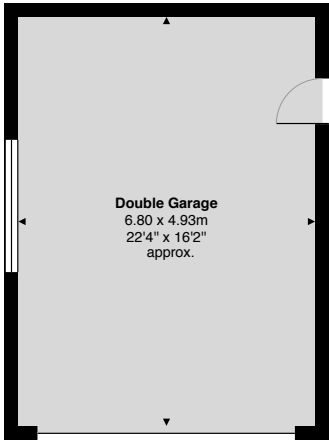
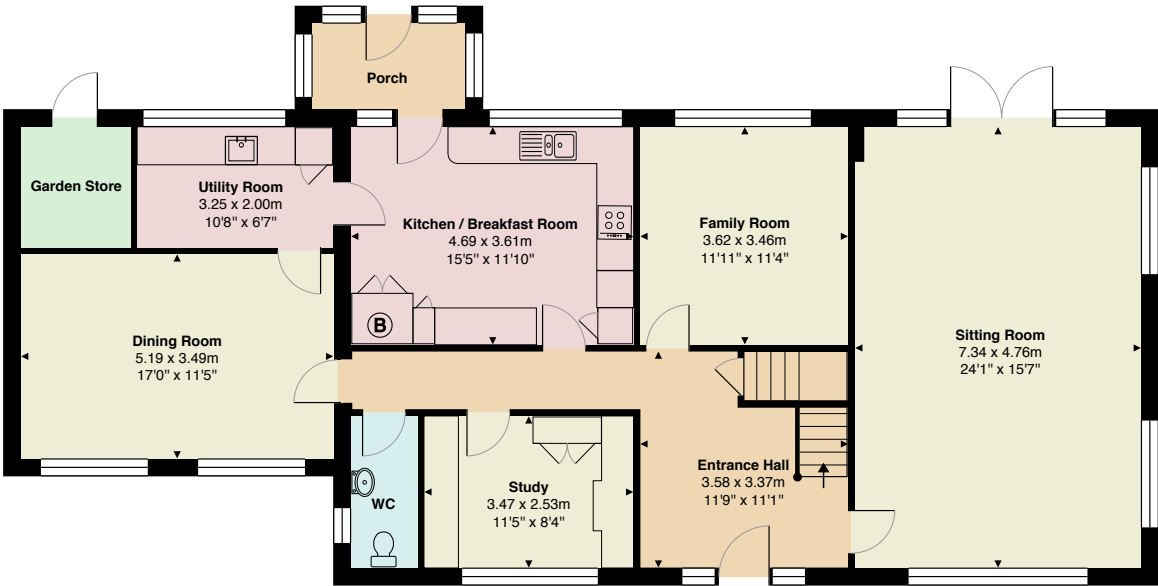
Services: Mains water and electricity, gas central heating, mains drainage.

Council Tax - Band G

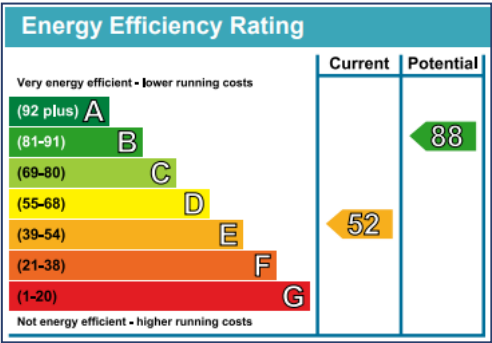


Lambridge Wood Road, Henley on Thames, RG9 3BS

Total Area: 249.6 m² ... 2687 ft² (excluding double garage, eaves storage)



Whilst every attempt has been made to ensure the accuracy of the floor plans 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.





**PHILIP
BOOTH
ESQ.**

**Delegate House
30a Hart Street
Henley-on-Thames
Oxon
RG9 2AL**

**Tel: (01491) 63 53 43
Mob: 07795 422 284
email: sales@philipboothesq.com**

Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.