



Sarnia, Barn Lane

Henley-on-Thames

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Five-bedroom detached house

Overview

- STUNNING DETACHED HOUSE
- OPEN PLAN KITCHEN AREA
- CHARMING FEATURES
- STYLISHLY DECORATED
- FIVE FANTASTIC BEDROOMS
- SPACIOUS MASTER EN SUITE
- SUBSTANCIAL LANDING
- MAGNIFICENT LARGE GARDEN
- CLOSE TO LOCAL AMENITIES
- BEAUTIFUL RURAL LOCATION
- CLOSE TO FANTASTIC SCHOOLS
- EPC RATING C



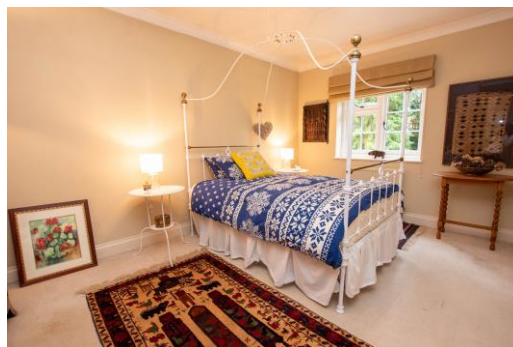
"We are delighted to offer to the market this stunning five-bedroom detached house situated on a Private Road in the picturesque market town of Henley-on-Thames"



The property consists of porch with front door to light and spacious entrance hall with feature staircase, large under stairs cupboard and access to the drawing room and kitchen area. The drawing room consists of beamed ceilings, a feature fireplace, large windows facing the front of the property and doors leading to a sunny conservatory which opens out onto a well-maintained patio area. The kitchen and family living area benefits from a separate snug room accessed via glass double doors creating a bright and airy ambience. Off the kitchen there is a cloakroom and separate utility room with worktop, sink and space for a washing machine, dryer and fridge freezer. This stunning solid oak professionally handmade kitchen includes matching eye and base level units with granite worktops, integrated appliances consisting of gas hob, eye level oven and full-sized dishwasher, linked kitchen island/breakfast bar excellent for entertaining. The dining area is an extension of the kitchen providing an abundance of space and natural light with...



...sliding doors across both exterior walls fetching views of the magnificent garden. The first floor consists of a spacious landing with a charming central Oculus and access to all five bedrooms and family bathroom. The first two double bedrooms are front facing and neutrally decorated throughout with beams of natural light, the modern family bathroom benefits from a white four-piece suite, stylishly tiled throughout. As the landing continues there are a further three bedrooms, two bright and airy double bedrooms and the master bedroom. The master bedroom consists of dual aspect windows providing amazing natural light and views over the garden, extensive fitted wardrobes and a generous en-suite with white four-piece suite including his and hers basin, shower & bidet. Externally, the property benefits from a vast private landscaped garden just shy of half an acre with mature shrubs and trees, a well-maintained stone paved patio with a fantastic seating area perfect for al fresco dining and an impressive pond attracting an array of natural wildlife. To the front of the property is a substantial gated gravel driveway with extensive parking space and double garage.

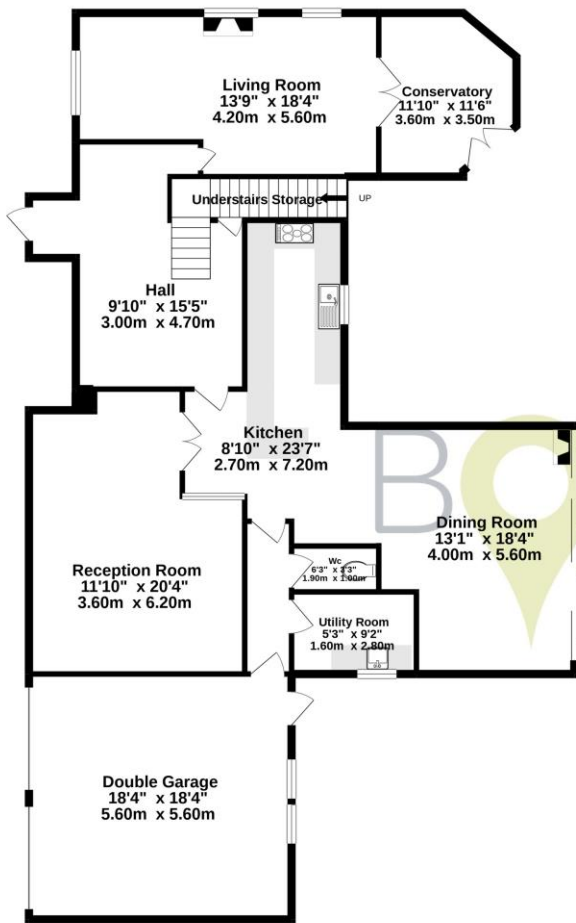


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

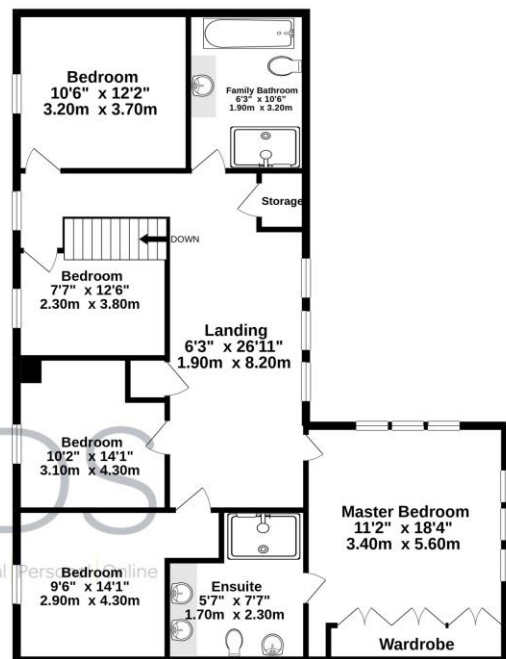
Location

Barn Lane is located just off the Fairmile, close to the Centre of Henley-on-Thames. Henley-On-Thames offers an extensive range of boutique shops, restaurants and cafes whilst also benefitting from recreational facilities including the Kenton Theatre, a three-screen cinema, Leander Club and Phyllis Court private members club. Sporting facilities also including local rugby, football, cricket, netball, hockey and rowing clubs for all ages. Henley also has a wide selection of highly rated primary and secondary schools. The property is conveniently situated close to numerous walks and trails and the renowned Chiltern Valley offering further enticement for cyclists, walkers and horse riders. This is a unique location that really offers something for everyone.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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