



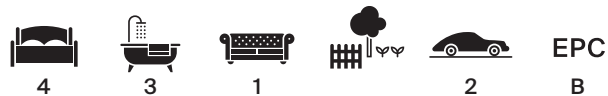
Berkshire Road, Henley-on-Thames, Oxfordshire



A beautifully presented detached house.

Knight Frank are delighted to offer this superb detached house. Built in 2019, this is an exceptional four bedroom house on a popular residential road.

The house is finished to a very high standard, with underfloor heating throughout the ground floor. The accommodation includes a reception hall, sitting room, cloakroom, kitchen/dining room/family room and utility on the ground floor. On the first floor is a spacious landing with two double bedrooms, one with an en suite bathroom and dressing room, and a family bathroom. The second floor has two further double bedrooms and a shower room.



Offers in excess of: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All Mains Services

The property

The house is approached by a brick-paved path, where the stylish front door sits in a covered entrance porch. The welcoming hallway features tiled flooring, which also runs into the kitchen. To the right of the hallway is the sitting room with an electric stove and marble fireplace, lovely features of the room, and it also has a large bay window providing plenty of natural light.

A downstairs W.C. sits beyond the staircase to the right. The house benefits greatly from a magnificent kitchen/dining room/living area. The light open-plan kitchen, with spacious dining and living area, spans the width of the house. The kitchen is arranged around a central island. It includes a range of integrated appliances such as a double oven, a separate single oven/microwave, and an integrated wine cooler and dishwasher. The adjoining area opens to the garden through bi-fold doors, making for a versatile, open-plan family living space. There is also a utility room with a washing machine and extensive storage, and access to the side of the house. The entire ground floor has underfloor heating.





The property

From the entrance hall, stairs rise to the first floor. Two of the four double bedrooms are found on the first floor, along with an elegant family bathroom with a bath and a separate shower. The principal bedroom is situated at the rear of the property and benefits from an en suite shower room, a dressing area and an excellent selection of fitted wardrobes. The second bedroom on the first floor also has fitted wardrobes and a large picture window.

From the spacious landing is a second staircase, with a window lantern providing plenty of light on to the stairs and landing areas, to the second floor with two further double bedrooms. These rooms are light and airy spaces with a mixture of skylights, Velux windows and a window looking out to views out towards the Chiltern Hills.





Garden and grounds

To the front of the property is a paved driveway with space for two cars and bordered by planted flowerbeds with a feature specimen tree. The garden can be reached from the front via a pathway along the house's right. An E.V. charging point is situated to the back of the driveway.

To the rear, the southeast-facing garden is accessed via bifold doors that open on to a large patio area. The garden is mainly laid to lawn with a mature shrub border and is enclosed with wooden fencing and beech hedging. There is a beautiful wooden-clad outbuilding and an ideal home office/studio the rear of the garden.



Situation

Berkshire Road is one of the most popular residential roads in Henley being situated within 15 minute walk from the centre of this historic riverside town with its excellent local shops, restaurants, pubs, cinema, theatre, train station and the River Thames.

Henley is well served with excellent schools for children of all ages, both state and independent with the property located within the outstanding Trinity School catchment area. The area abounds with recreational pursuits including golf courses, tennis, boating on the River Thames, and numerous footpaths and bridleways over the beautiful Chiltern countryside. Gillott's Sports Centre & Indoor Swimming Pool is a short distance away.

The property is well placed for access to the M40 motorway (J4) and the M4 motorway (J8/9). Central London is only 40 miles away and Heathrow airport approximately 26 miles.



There are many high specification finishes throughout the property.

Berkshire Road is a popular residential road, within easy reach of schools and the town centre.



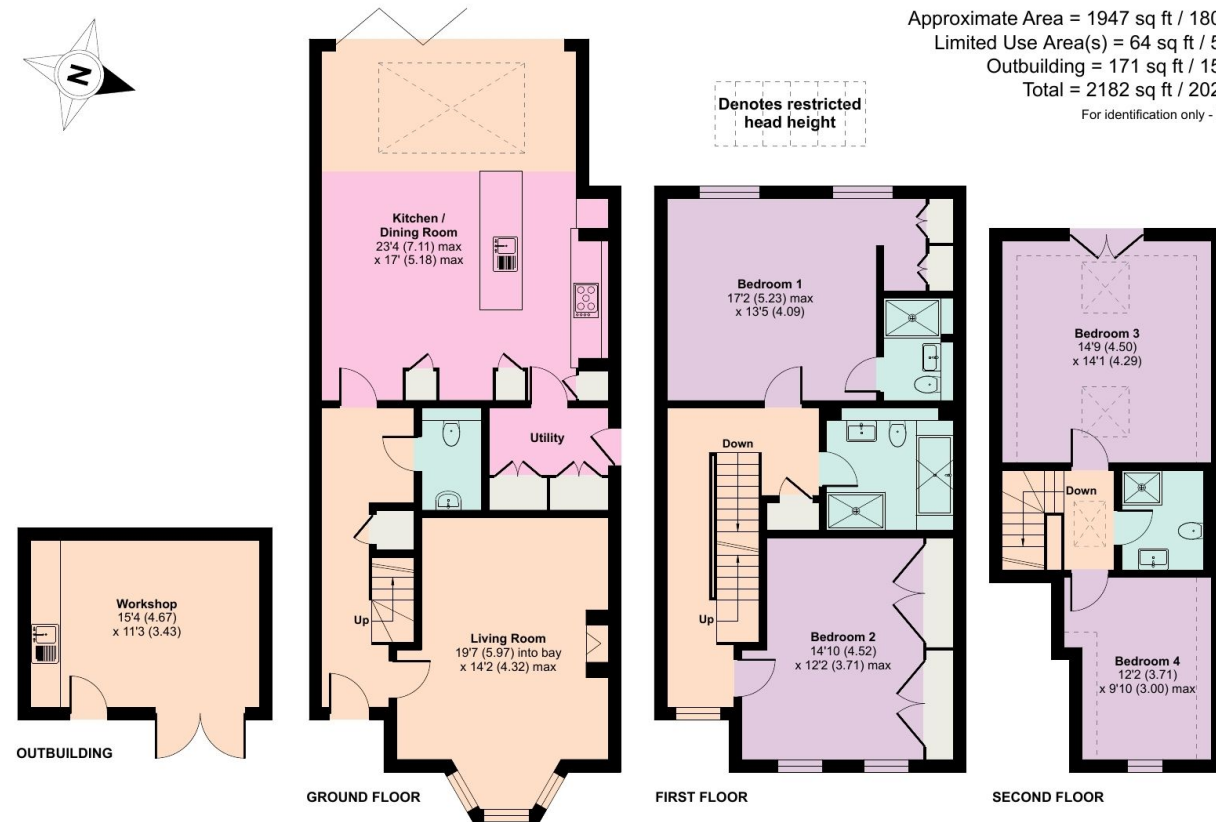
54 Berkshire Road, Henley-on-Thames, Oxfordshire

Berkshire Road, Henley-on-Thames

Approximate Area = 1947 sq ft / 180.8 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Outbuilding = 171 sq ft / 15.8 sq m
Total = 2182 sq ft / 202.5 sq m
For identification only - Not to scale

Directions (RG9 INA)

On entering Henley via the bridge, turn left along the river and follow the road around into Station Road and onto the traffic lights. Turn left at the lights into the Reading Road. Take the third turning on the right into St Andrews Road. Take the fourth turning on the left into Berkshire Road and continue down the road, and 54 can be found on the right, just past turning the Manor Road.



Knight Frank

Henley

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I would be delighted to tell you more

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This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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