

Alderley, Lambridge Wood Road

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## A beautifully presented family home offering excellent flexible accommodation.

Knight Frank are delighted to offer this detached property that has been renovated to provide excellent accommodation ideal for modern family life. The property is situated on one of Henley's most prestigious roads and is within walking distance of Henley's town centre.

The property consists of five bedrooms, four bathrooms, four reception rooms, a kitchen/breakfast room, a utility and laundry room and a cellar. There is also a triple garage, and a workshop.

### Property information

**Services:** All mains services

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** G

**EPC:** C

**Offers in the region of:** £3,000,000

### Directions (RG9 3BP)

From the centre of Henley-on-Thames proceed north towards Wallingford and Oxford and onto the Fair Mile. After about ½ mile turn left into Lambridge Wood Road. Continue along this lane and around a right-hand bend and 21 Lambridge Wood can be found on the left hand side in a small quiet spur road.



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4



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EPC  
C



## The Property

The spacious entrance hall has doors to the reception rooms, kitchen, W.C, and stairs to the first floor. The double-aspect sitting room has an attractive fireplace and large picture windows, allowing natural light to fill the room. The kitchen is a fantastic room with a range of wall and base units and an island unit with a range of integrated appliances, including split-level ovens, induction hob, dishwasher and fridge/freezer. The kitchen also has an attractive breakfast bar with a marble worktop. There is ample space for a dining table, ideal for entertaining, with French doors opening onto the rear terrace and garden, ensuring the space works perfectly for family living. From the kitchen, steps the width of the kitchen lead down to a separate dining/seating area that leads into the lovely conservatory with views over the garden. A superb and spacious utility, fitted with a range of units, a butler sink and a washing machine and dryer, completes the ground floor accommodation.

Four bedrooms are on the first floor, with access from the entrance hall staircase. The principal bedroom suite has an en suite shower room, fitted wardrobes and steps to a capacious dressing room. There are three further bedrooms, one with an en suite shower room and fitted wardrobes, and two with an en suite W.C. The family bathroom with a separate shower completes the first-floor accommodation accessed from the main staircase. The property also benefits from a separate staircase from the dining room, providing access to a delightful guest bedroom/living room/study with a range of bookshelves and cupboards, and with an en suite bathroom, ideal for guests or a separate office space.



## Garden and grounds

To the front of the property is a paved area with space for several cars and steps up to the entrance porch. To one side of the property is a driveway with further parking for several cars and access to the double-doored garage.

The rear garden has a fantastic, raised terrace that runs the length of the property, accessed from the kitchen/breakfast room: a lovely space to enjoy the landscaped gardens below and al fresco entertaining. Wide steps lead to the mainly lawned area of the garden with access to a separate terrace below the conservatory, a garden workshop, tool shed, a greenhouse, and a wood store. The garden is bordered by mature shrubs and trees, giving a sense of privacy.

## Situation

Lambridge Wood Road is one of Henley-on-Thames' finest locations, being a no-through road with access at the far end to Lambridge Wood and up into the Chiltern Hills. The River Thames is close by for boating activities and rowing clubs and is the setting for the renowned Royal Regatta each year and the many and varied Henley festivals during the summer months. Also on the river is the renowned Phyllis Court Club, and Leander rowing club. This riverside town provides an extensive range of boutiques, shops and restaurants, and its café and bistro culture is enjoyed by both locals and visitors to the town. The Queen Elizabeth line from Twyford to London enables you to travel into the centre of London in under an hour. The railway station provides a link to the mainline station of Twyford with its fast commuter service into London Paddington, taking approximately 40 minutes. The property is also well placed to access the motorway network via the M40 (J4) and the M4 (J8/9). Central London is 40 miles away, and London Heathrow Airport is about 26 miles. The larger centres of Oxford and Reading are also easily accessible, providing a wider range of facilities. The area is well served with excellent private and state schools, such as Shiplake College, Rupert House, Cranford House, Trinity Primary School and Gillotts School, to name just a few.



**Approximate Gross Internal Floor Area**

Ground Floor = 196.3 sq m / 2,113 sq ft

First Floor = 134.2 sq m / 1,444 sq ft

Second Floor = 39.6 sq m / 426 sq ft

Cellar = 4.4 sq m / 47 sq ft

Loft = 55.1 sq m / 593 sq ft

Outbuildings = 62.1 sq m / 668 sq ft

Total Area = 491.7 sq m / 5,291 sq ft

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.



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I would be delighted to tell you more

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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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Particulars dated [February 2024]. Photographs and videos dated [February 2024].

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