



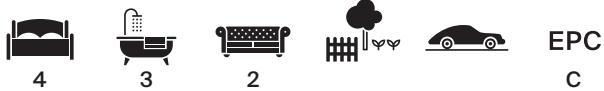
Greys Road, Henley-on-Thames, Oxfordshire



An excellent detached family home.

Knight Frank are delighted to offer this immaculately presented detached house within easy reach of Henley town centre and ideally located to nearby schools.

The current owners have completely remodelled and refurbished the property to create a stylish family home with high-quality fixtures and fittings, underfloor heating throughout the ground floor and versatile accommodation arranged over two floors.



Guide price: £925,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains services.

The property

The house is entered via a bright and welcoming enclosed porch where glazed double doors open into the hallway. To the right of the hall is a versatile room which gives the option of a fourth bedroom with en suite shower room or could be used as a family room, office or studio. To the left of the hallway, a door opens into the living room, a bright, dual-aspect room overlooking the front garden. The kitchen/dining/living room is a wonderful space located at the back of the house with bi-folding doors offering lovely views and access to the attractive west-facing gardens. This area has been cleverly designed to maximise light and benefits from Amtico flooring, a fireplace, a beautifully fitted kitchen with a range of eye and base level units, and high-end built-in appliances. Separate from the kitchen is the utility room with an additional sink, space for a washing machine/tumble dryer, additional storage and access to the rear garden.





The property(continued)

On the first floor the principal bedroom suite spans the full width of the house and has been deigned to provide a dressing area with fitted wardrobes and an en suite shower room. There are two further double bedrooms, both with fitted wardrobes and served by the high quality family bathroom with bath and separate shower cubicle.





Natural light fills the rooms throughout the property.

Gardens


To the front of the house, there is driveway parking for at least 3 cars and a door opening into a brick-built storage area.

The west-facing rear garden has been thoughtfully designed to provide several different seating areas, a great sense of privacy and well-stocked flower beds that provide colour and interest all year round.

Situation

Situated in the pretty market town of Henley-on-Thames, just one mile from the town centre. The property occupies an elevated position above Henley-on-Thames, with a convenient selection of shops a short walk from the house. Henley is situated on the banks of the River Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It boasts many excellent restaurants and a good selection of shops. It is well placed to access the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead.





The property occupies an elevated position above Henley on Thames, with a convenient selection of shops a short walk from the house.

The gardens are beautifully planted, and easy to maintain.

136a Greys Road, Henley-on-Thames, Oxfordshire



Situation (continued)

The larger towns Oxford and Reading centres are easily accessible for a more comprehensive range of amenities. Schools in the area include Trinity C.E. Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coats, Queen Anne's School and Cranford House School to name a few.

Directions (RG9 IQR)

From Henley Bridge, proceed over the traffic lights into the centre of town, continuing through the second set towards the town hall and past the marketplace on the right-hand side. Take the next left into Greys Road car park, proceeding through the car park and turning right at the exit on to Greys Road. Follow this road up the hill for approximately a mile. Upon reaching the roundabout, turn right and the property is on the left.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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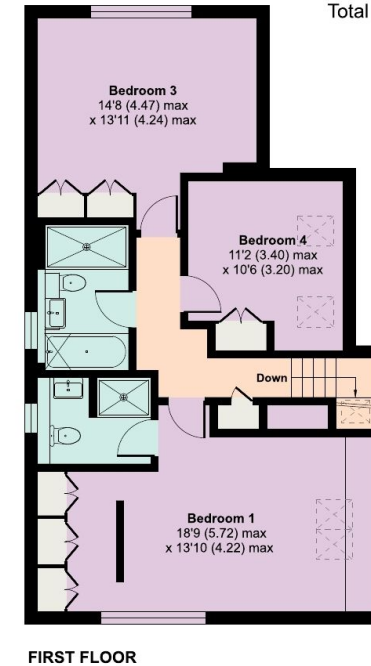
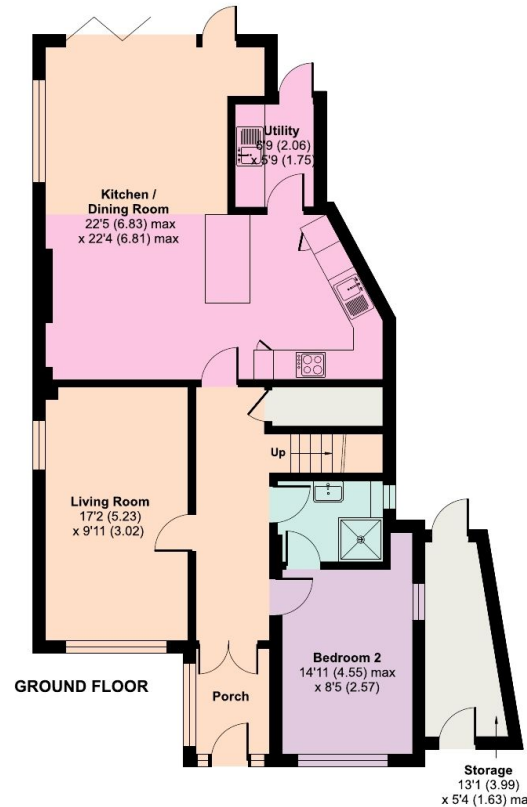
Greys Road, Henley-on-Thames

Approximate Area = 1769 sq ft / 164.3 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1829 sq ft / 169.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Knight Frank. REF: 1190408



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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