

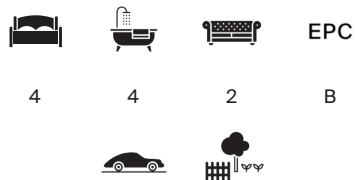


GREYS ROAD, HENLEY-ON-THAMES



AN IMMACULATELY PRESENTED MODERN FAMILY HOME

A stylish family home with high-quality fixtures and fittings,
underfloor heating throughout and versatile accommodation
arranged over three floors.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services



THE PROPERTY

The house is entered via a bright and welcoming hallway, to the right is a sitting room, and a separate W.C. Double doors open into the kitchen/family/dining room, a bright, dual-aspect room with bi-folding doors offering lovely views and access to the attractive south-facing gardens. This area has been cleverly designed to maximise light and has electric sun blinds installed. The kitchen benefits from handmade cabinetry with boiling hot water tap, integrated lighting, Miele induction hob and Miele appliances with fitted fridge and freezer. 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) / SITUATION

On the first floor, the principal bedroom suite spans the full width of the house and has been designed to provide a dressing area with fitted wardrobes, and an en suite bathroom room. One further double bedroom with fitted wardrobes and an en suite. On the second floor, two further double bedrooms both with built in wardrobes/storage and a family shower room.

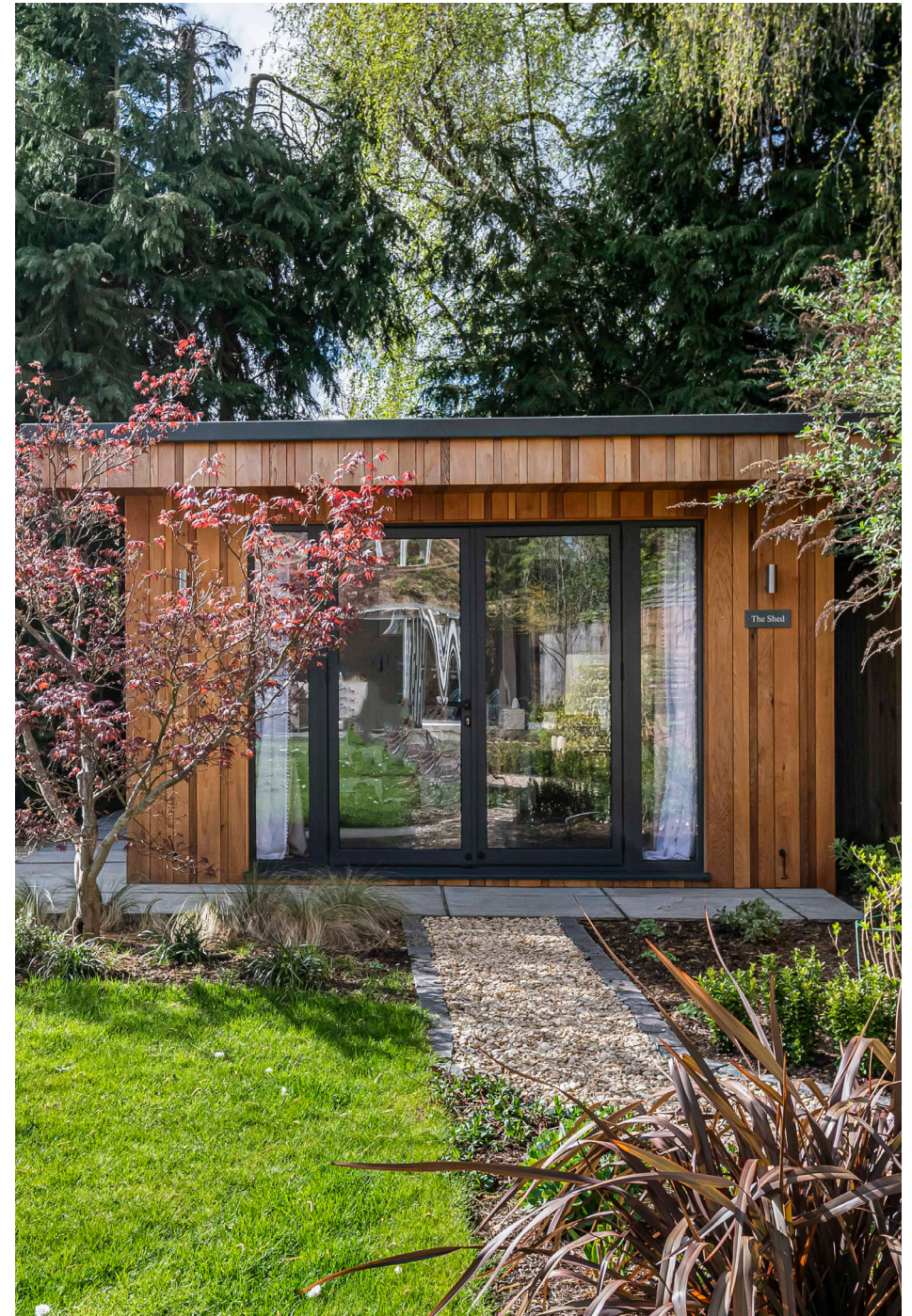
Situated in the pretty market town of Henley-on-Thames, just one mile from the town centre. The property occupies an elevated position above Henley-on-Thames, with a convenient selection of shops a short walk from the house. Henley is situated on the banks of the River Thames and is famous for The Royal 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 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.



GARDEN AND GROUNDS / DIRECTIONS

The rear garden can be reached from the front via a pathway along the house's right. To the rear, the south-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, water feature, plant irrigation system. There is a beautiful wooden-clad outbuilding with French doors looking out onto the rear of the garden, an ideal home office/studio with space for a pull-out king-size bed, an en suite shower and separate storage room/tool shed.

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, go straight over and the house can be found shortly on the left-hand side.







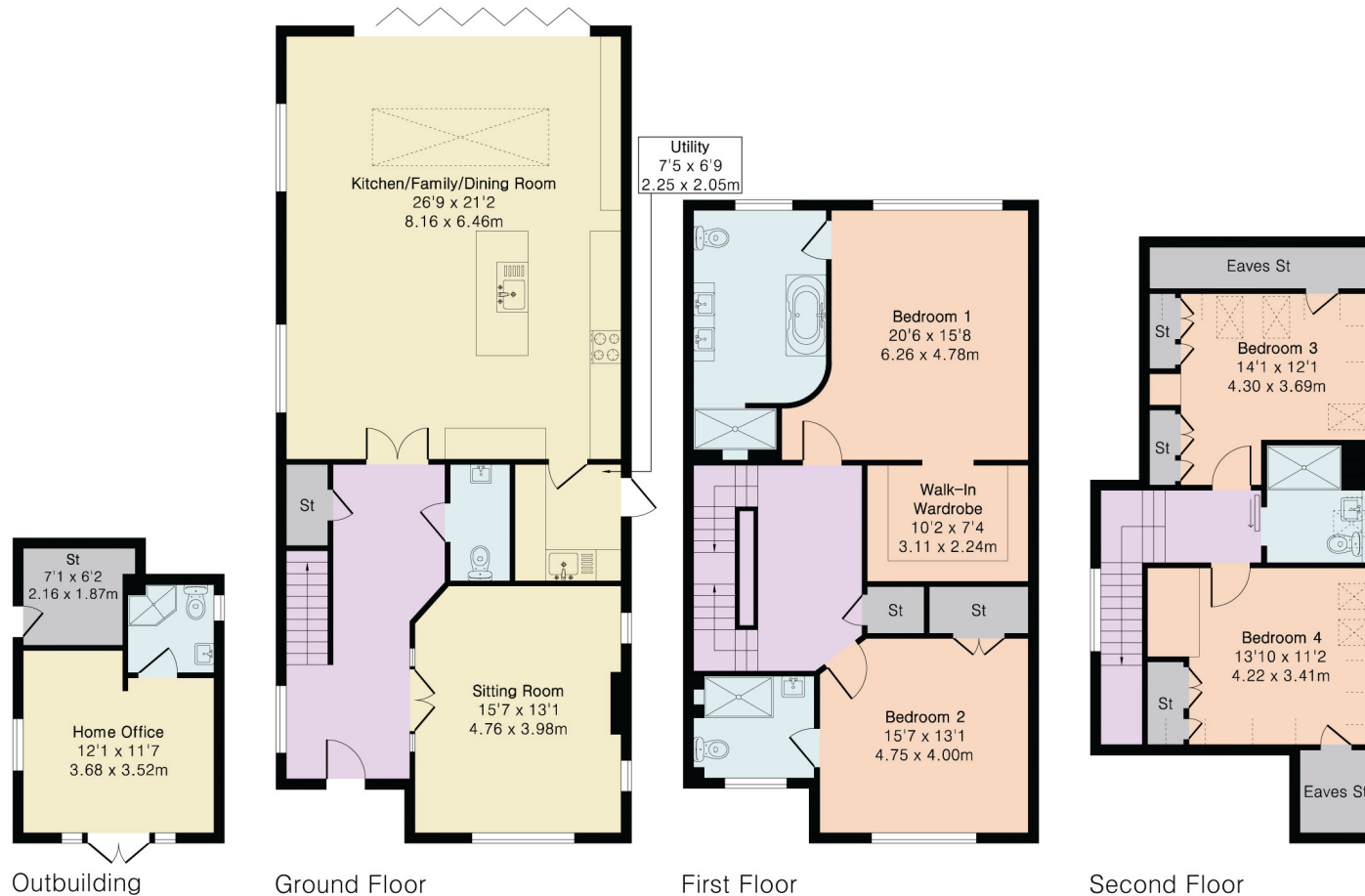
Approximate Gross Internal Area 2506 sq ft - 233 sq m

Ground Floor Area 1041 sq ft – 97 sq m

First Floor Area 807 sq ft – 75 sq m

Second Floor Area 452 sq ft – 42 sq m

Outbuilding Area 206 sq ft – 19 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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