



DEANFIELD AVENUE, HENLEY-ON-THAMES, RG9





# A BEAUTIFUL HOME SITUATED IN A PEACEFUL HILLSIDE LOCATION.

Originally built around 1929, this charming property has been fully restored and extended, offering approximately 3,500 square feet of exceptional living space spread over four floors.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water. Mains drainage.





## THE PROPERTY

Upon entering the property, you are greeted by a spacious open-plan hallway with stairs leading to the first floor. The double-aspect drawing room features a bay window overlooking the side garden and full-height glazed doors that open on to the roof terrace, offering views of the garden below. This room has a bespoke fireplace housing a wood-burning stove and solid wood parquet flooring.

The kitchen and dining area are stunning open-plan spaces, with a range of bespoke painted floor units and a central island, as well as full-height oak units and a separate walk-in pantry, all designed and made by Griggs & Mackay, a local kitchen company. Integrated appliances include a custom-built Lacanche range cooker, a dishwasher, and a full-height fridge and freezer. This delightful space features underfloor-heated limestone flooring and opens into a fully glazed dining area with doors leading to the terrace.











## THE PROPERTY (CONTINUED)

The family room, accessed from the rear lobby, includes built-in shelving with cupboards and drawers below. A good-sized boot room is located at the front of the house, which features an additional fridge/freezer and dishwasher, a water softener, a dog shower, the boiler, and a large-capacity hot water tank.

On the first floor is the principal bedroom, which offers views over the rear garden and beyond. It has a well-appointed en suite bathroom complete with a custom-made roll-top Albion bath. This floor also includes two additional bedrooms and a family bathroom, each providing dual-aspect views and a generous landing space.

The second floor contains two bedrooms, a bathroom, a landing area, and an ample loft storage space accessed from one of the bedrooms. The lower ground floor, accessed via stairs from the rear lobby off the kitchen and from the rear garden and private entrance, is a fabulous addition to this spacious family home. This self-contained annexe includes an open-plan kitchen and living room with French doors leading out to the garden, a shower room, and a bedroom. The lower ground floor features underfloor heating, except for the understairs area, which is prepared for the installation of a wine room if desired.

Outside, at the front of the property, there is a private parking layby on the lane, while double gates open to an additional parking area in the driveway. There is a separate pedestrian access through a gate, featuring a paved sandstone path that leads to the front door, with lawns on either side edged with box hedging. Steps lead down from both sides of the house to a large rear garden, which is primarily laid to lawn and includes mature specimen trees and hedging along the rear and side boundaries.







## GARDEN AND SITUATION

The ground floor roof terrace, equipped with a frameless glazed balustrade, provides an ideal space to relax and enjoy the spectacular views over the garden and beyond. Planning permission is in place for external stairs, allowing direct garden access from the terrace—an excellent, private area for entertaining. The main reception rooms lead to a further large, paved patio in the garden. Field House is near the centre of Henley and set in a peaceful location on a private lane.

Henley is a pretty market town on the banks of the River Thames, famous for the Royal Regatta and riverside walks along the Thames Path. It has a thriving social scene, with various clubs and societies, many excellent restaurants, and a good selection of shops.

National travel networks are easily accessible via the nearby M4 and M40 motorways and by rail from Henley's train station. Reading to Paddington is approximately 25 minutes. Schools in the area include Valley Road Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coat, Queen Anne's School, and Cranford House School.

WHAT3WORDS ///struggle.adjusted.firelight



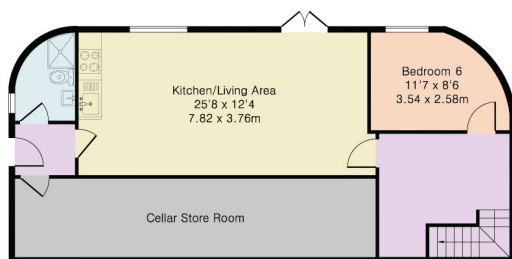




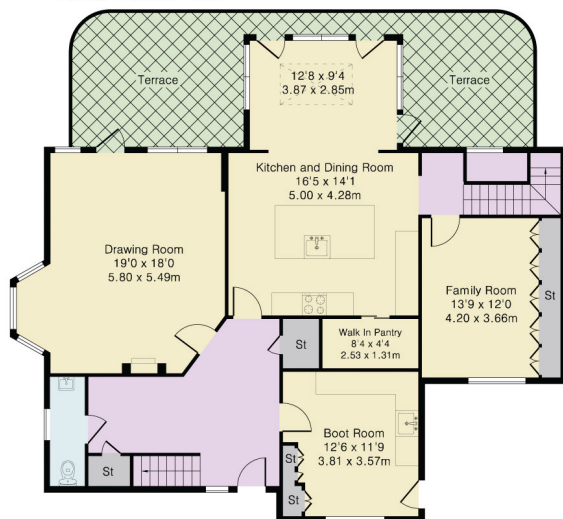






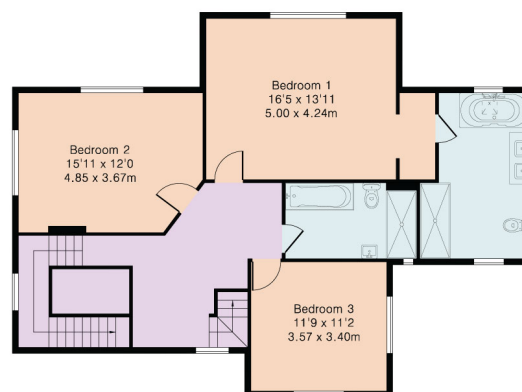


Lower Ground Floor

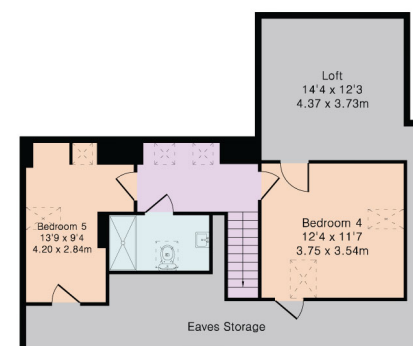


Ground Floor

**Approximate Gross Internal Area 3478 sq ft - 323 sq m**



First Floor



Second Floor

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  
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