

# Rotherfield Garth, Henley-on-Thames, **RG9**







**Elegant sophisticated  
arts and crafts inspired  
home.**



Henley Town Centre – 0.9 miles, Marlow 8 miles • Reading 9 miles  
Henley Station 0.8 mile, M40 (J5) 9 miles M4 (J8/9) 8 miles  
London Heathrow 23 miles, Central London 32 miles  
(all distances are approximate)

# The property

Located in a secluded setting off Harpsden Way, Red Cedars is an individual five bedroom, five bathroom house inspired by the Arts and Crafts movement of the late 19th Century with a very high-quality interior and exterior finish. The property opens onto a grand hallway with an oak feature staircase. A door on the left hand side leads into the generously proportioned kitchen/ breakfast and family room with full width bi-fold doors leading to the outside terrace. The kitchen incorporates a combination of wood-built wall and floor units complemented by Italian granite work surfaces. This leads into a utility room which also has a door to the outside and a cloakroom. From the hallway on the right hand side is an impressive drawing room which has a feature fireplace designed in an inglenook style with double doors opening onto the impressive landscaped garden. Also on the ground floor is a study, a beautiful dining room with fitted display units, a TV/playroom and a cloakroom.

The staircase leads onto a spacious landing. The impressive principal bedroom suite overlooks the front garden with a fully fitted dressing room and en suite bathroom with bath and large walk-in shower. There are three further double bedrooms with en suites. Up another flight of stairs is a further double bedroom, a shower room and a reception room, ideal as a media room or a teenage den. The property benefits from underfloor heating on the ground and first floors. The property has had significant improvements by the current owners, including:

- Comprehensive home media installation, including 'Savant Home System' (not included but can be discussed)
- Security cameras, front and back (can be viewed remotely using Savant)
- Mood lighting controls in every room (also operated by Savant)
- Internal storage upgrades, including loft conversion
- Garage storage upgrade - new flooring and lighting in loft area
- Summer House by 'Julian Christian' and surrounding Koi pond
- Bespoke tree house and bridge by 'Handmade Hideaways'
- Bespoke "Beehive" Garden Store
- Large Potting shed with cedar shingle roof
- Professionally designed landscaped garden (details below) including feature lighting and automated irrigation system









# Gardens and Grounds

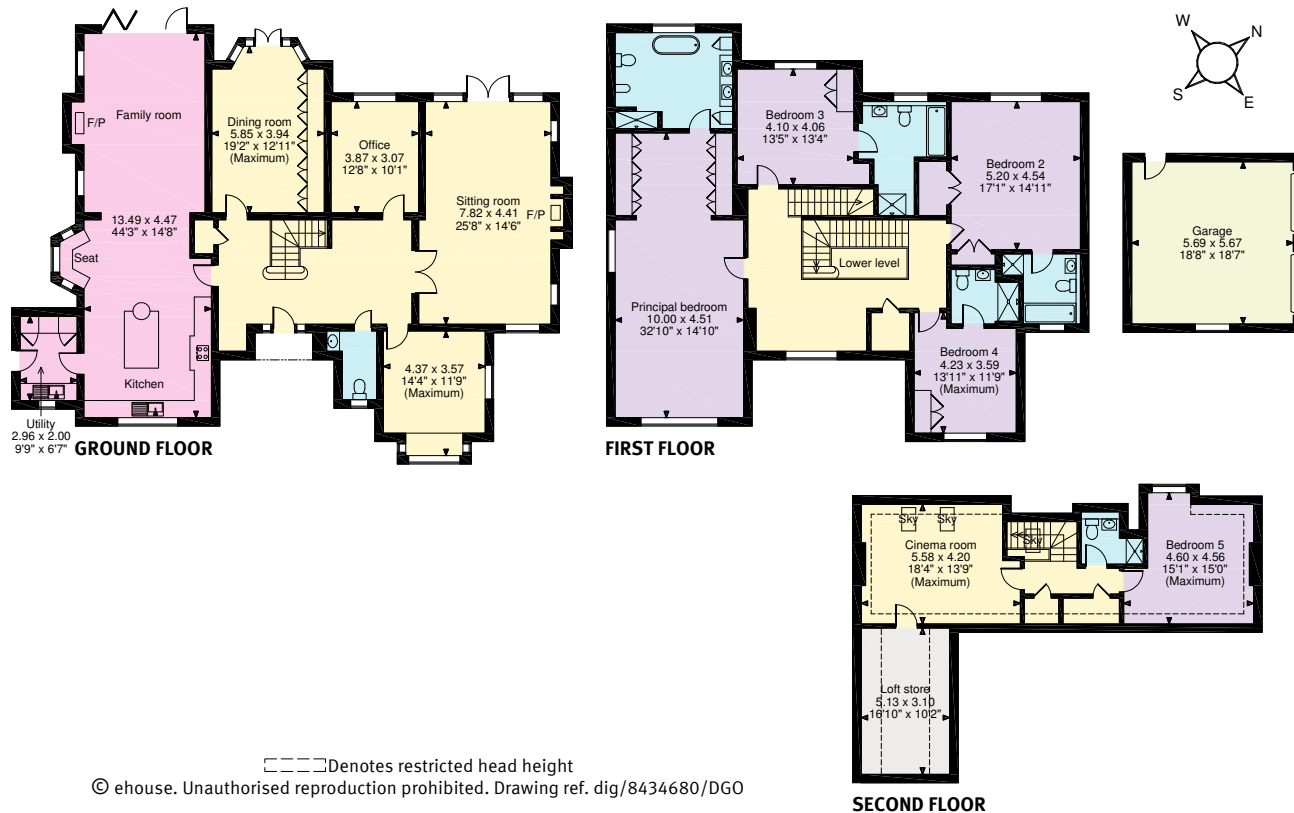
The professionally designed landscaped garden benefits from a wide variety of mature trees and hedges offering privacy and seclusion. Extensive soft landscaping has created a wonderful extension to the main house with high quality lawns, wildflower meadows, rose beds and extensive planting throughout, including numerous box balls, a feature hydrangea border and a large rhododendron/azalea border to the rear. There is a large 'Yorkstone paving' terrace incorporating a feature pergola (with wiring and climbers) and a separate Summer House (with heating and lighting) surrounded by a stunning Koi pond, all ideal for al fresco entertaining. Gravel pathways cleverly separate the garden into zones (entertain, relax, work and play). The garden has also been designed with children in mind as there is a fantastic separately located treehouse play area. The property benefits from a double garage, set against a sweeping front drive and landscaped garden.

## Situation

Rotherfield Garth occupies a sheltered, sequestered location which is accessed via a dedicated private entrance road. The immediate locale is considered locally to be of Henley-on-Thames most desirable residential areas. Situated to the south west of the town centre, Rotherfield Garth lies in an established residential area of quiet roads, many of which are private. The area also has a varied proliferation of mature trees, giving a tranquil, wooded atmosphere. A significant benefit of the location is the easy access into Henley-on-Thames. Rotherfield Garth is approximately one mile from the town centre, along a route which has pavements all of the way. This makes walking into town an easy, safe and leisurely stroll of approximately 15 minutes. Henley-on-Thames is, of course, famous for its annual regatta, but this 13th Century market town has much more to offer besides. The town lies on one of the River Thames' most beautiful stretches, and boasts a large number of historic buildings from across the centuries, including its famous 18th Century Grade I listed bridge. The town has an outstanding variety of independent, specialist shops as well as several larger supermarkets. Shopping aside, Henley-on-Thames is a destination for visitors from the surrounding area and beyond. The town is home to lots of popular cafes, restaurants and bars and boasts several well-known traditional riverside pubs. As well as the regatta, the annual Henley Festival of Music & Arts also draws multitudes of visitors to the town, being a hugely popular event.



**Harpsden Way, Henley-on-Thames**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 411sq.m (4,427sq.ft)**  
**Garage = 32sq.m (347sq.ft)**



## Directions (RG9 INL)

From Knight Frank Henley office go straight over at the traffic lights and proceed along Thameside, at the T Junction bear left and follow the road round into Station Road, continue to the traffic lights, turn left into Reading Road (A4155). At the roundabout, take the 2nd exit onto Harpsden Rd. Turn right onto Rotherfield Rd Turn right into Rotherfield Garth, through the electric gates and Red Cedars can be found on your right.

### Services

All main services, electricity, gas and water

### Local Authority

South Oxford District Council

### Fixture and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains and light fittings are specifically excluded from the sale, but may be available by separate negotiation.

### Viewing

Strictly by appointment only with the sole agents Knight Frank LLP.

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**We would be delighted to tell you more.**

**Nick Warner**  
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**Connecting people & property, perfectly.**

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 September 2020. Photographs and videos dated September 2020.

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