

Greys Road, Henley-on-Thames,
RG9



A detached family home offering spacious accommodation and tremendous scope to improve and modernise.



Marlow 7 miles, Reading 9 miles, M40 (J4) 9 miles, M4 (J8/9) 8 miles, Central London 37 miles (Distances and times approximate)

The property

This four bedroom detached family house is located at Greys Road and has tremendous scope for improvement. Enter the property into the entrance hall which leads into a light and spacious sitting-room offering two sets of double doors overlooking the garden. Follow through into the fully fitted kitchen and onto the conservatory. The dining room has sliding doors into the garden and there is an office and cloakroom.

Upstairs to the first floor is the principal bedroom with en suite shower room, two further double bedrooms, both with fitted wardrobes, a single bedroom and the family bathroom.

Situation

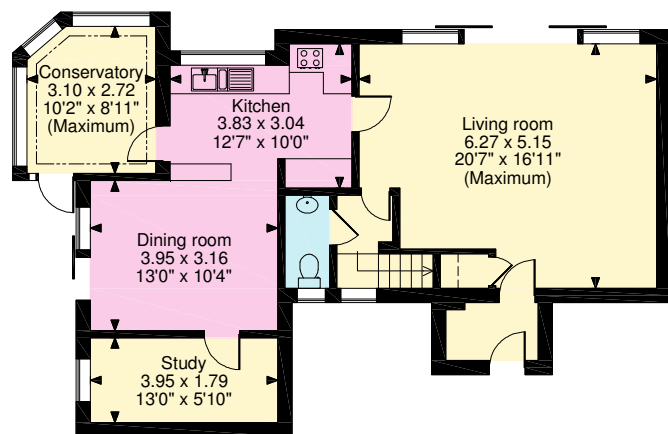
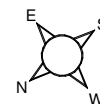
The property sits in an elevated position above Henley-on-Thames, less than a mile from the centre of town. The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead Thicket. Henley is a pretty market town on the banks of the River Thames famous for The Royal Regatta, riverside walks and activities. A short walk from the house is a convenient collection of shops. The larger centres of Oxford, High Wycombe and Reading 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

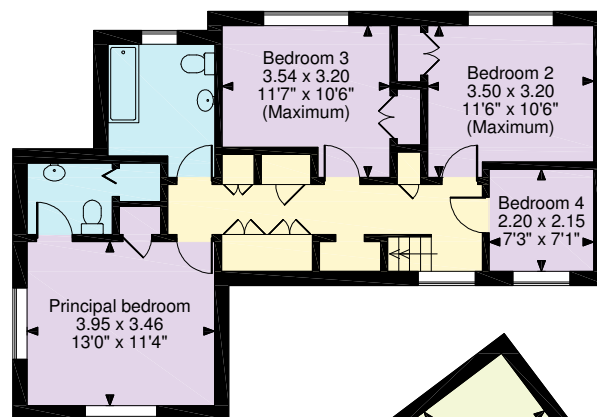
The house is set well back from the road behind a mature hedgerow and approached via a gravel driveway drawing up to the house. The property sits well within its plot and has a good sized driveway with ample space for parking several vehicles as well as a single garage. To the rear of the house is a terrace, ideal for al fresco dining and the garden is laid to lawn with mature shrubs and trees. There is also a gravelled side garden with a raised flower bed which leads onto the single garage.



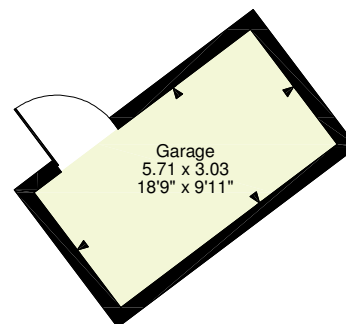
Greys Road, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 145sq.m (1,566sq.ft)
 Garage = 17sq.m (186sq.ft)



GROUND FLOOR



FIRST FLOOR



□□□ Denotes restricted head height
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Directions (RG9 ISP)

From Knight Frank Henley office turn right at the traffic lights. Continue towards the town hall and past Market Place 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 onto Greys Road. Follow this road up the hill for approximately 0,5 mile. Pass the convenience store on the left and no 203 can be found a little further on the left hand side.

Services

Mains water, electricity, drainage, gas fired central heating

Local Authority

South Oxfordshire District Council

Tel: 01491 823 000

Fixtures and fittings

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

Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP

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 Henley-on-Thames
 20 Thameside,
 RG9 2LJ
 henley@knightfrank.com
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

Matt Davies
 01491 844903
 matt.davies@knightfrank.com



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 December 2020. Photographs and videos dated December 2020.

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