



**Holly House, Harpsden,
Henley-On-Thames, RG9**





Superbly located family house with rural views.



Reading 8 miles; Marlow 9 miles; Oxford 25 miles; M4 Spur (J8 / 9) 8 miles; M40 (J5) 10 miles; Henley-on-Thames to London Paddington 52 minutes (Distances approximate)

Situation

Holly House stands in one of Henley's most highly regarded village locations. Harpsden Way seamlessly links with the nearby countryside providing wonderful walks and riding together with many inviting public houses. The town centre of Henley-on-Thames is within 1 mile. Henley is well served for schools including Rupert House School; Trinity C.E Primary school; Shiplake College; The Oratory School, Reading Bluecoats, Reading Grammar School for boys, Radley College, Wycombe Abbey for girls, Queen Anne's Caversham for girls. The larger centres of Reading and Oxford provide a further range of shopping leisure and recreational facilities. There is a rail commuter service from Henley -on-Thames via reading to London Paddington in approximately 52 minutes.

The property

Holly House is a four bedroom detached Victorian style family home, located in the sought after village of Harpsden. With great access to Henley Town, some wonderful walks and activities outside your front door this really is a wonderful place to be. The accommodation is well proportioned throughout, arranged over two floors and provides a wide range of flexible accommodation with many features throughout. The house is well-presented and kept in good order and as such is ready for immediate occupation. There are principle reception rooms, all are light and airy and two of which have fireplaces, including a grand entrance hall with an open fire. Upstairs are four well-appointed bedrooms, the principal has a wonderful view over the gardens, benefits from an en suite and wonderful his/hers dressing area. The views from the house are a particular highlight overlooking the surrounding countryside. The village cricket pitch and Henley Golf Club are also nearby.

Gardens and Grounds

The house sits off the Harpsden Way and is approached through the gravel carpark opposite the gold course. The main house sits nicely in its plot with lawned grounds to the front and both sides interspersed with established trees and formal borders. The separate triple garage is located at the bottom of the garden.







Directions (RG9 4HR)

From Henley-on-Thames on entering Henley via the bridge turn left along the river and follow the road around into Station road and on to the traffic lights. Turn left at the lights into the Reading road and proceed to the mini round about. Take the second exit off the round about into Harpsden way and follow along for approximately 1 mile where Holly House will be found on your right hand side.

Local Authority

South Oxfordshire District Council

Tel: 01491 823 000

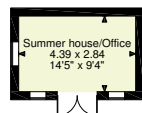
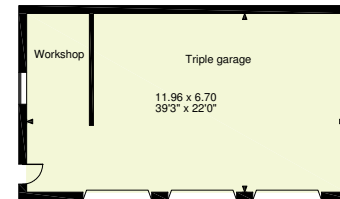
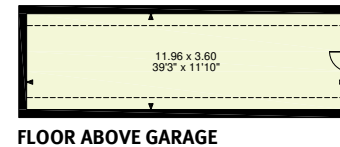
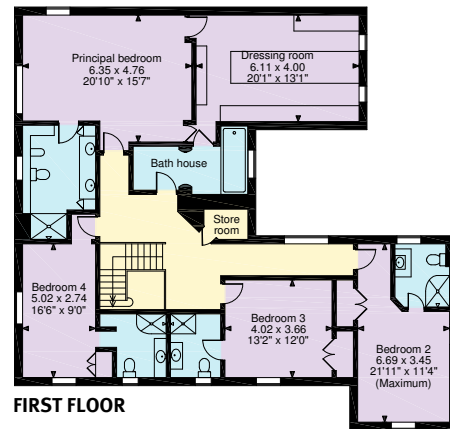
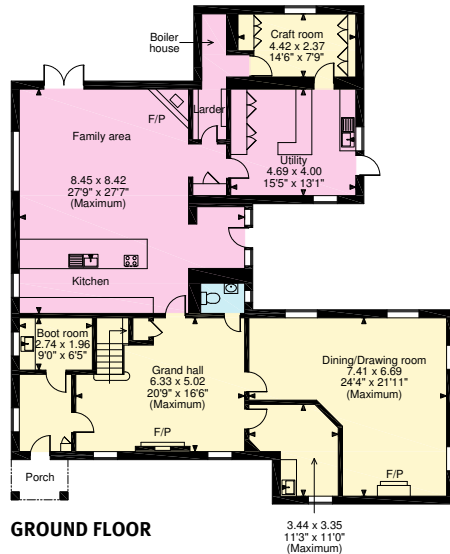
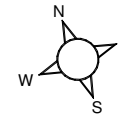
Services

Mains water, electricity, drainage, gas fired central heating

Viewings

Strictly by appointment with joint agents Knight Frank and Ballards

Holly House, Harpsden Bottom, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 367sq.m (3,950sq.ft)
Garage = 112sq.m (1,211sq.ft)
Summer House/Office & Wood Store = 27sq.m (291sq.ft)



□□□ Denotes restricted head height
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We would be delighted to tell you more.

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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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