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SIMMONS & SONS



38 Valley Road
Henley-on-Thames, Oxfordshire RG9 1RR

Guide Price £1,150,000
Freehold

38 Valley Road
Henley-on-Thames
Oxfordshire RG9 1RR

An individual family home, impressively extended offering flexible accommodation over three floors in a quiet location.

- Over 3,300sqft of internal accommodation
- Elevated position with panoramic views towards rolling hills
- Light and airy, spacious living
- Separate annexe STPP
- Garage and driveway parking for several cars
- Landscaped, private rear gardens
- Close to Henley town, Valley Road and Gillotts school
- Superfast broadband available
- No onward chain
- Contemporary master suite with vaulted ceiling
- Peaceful cul-de-sac location



Situated off the popular Valley Road, is this spacious individual detached family home with magnificent elevated views, 38 Valley Road is an attractive family home that has been carefully and sympathetically extended and improved by the current owners. It now provides versatile living space arranged over three floors with an impressive 3351sqft of light and airy accommodation featuring high quality materials with oak and bespoke stone floors on the lower and upper ground floors plus granite worktops in the kitchen and underfloor heating. Off the large entrance hall is a utility room, cloakroom/wc and games room (an ideal space that could be converted to a self-contained annexe, subject to the usual consents). Also off the hall is the office/study that overlooks the front and at the back

provides access to a large walk-in storage area.

On the first floor there is a large, modern kitchen that opens onto the breakfast room and dining room. The rooms enjoy views and access onto the rear garden. The dining room leads to the family room with first floor balcony that in turn can be accessed from the landing. Completing the living accommodation is the spacious sitting room with log burner and Juliet balcony to the front. It can be accessed from the hall and kitchen, also wc.

To the second floor the master suite has a vaulted ceiling and enjoys rural views to the front. It has a large ensuite bathroom including walk-in shower and separate freestanding bath. There are four further bedrooms (guest with ensuite) and family bathroom.



Exterior

To the front of the house there is a paved driveway that provides parking for several cars and access to the garage. The landscaped rear garden which is secluded, is mostly laid to lawn with the benefit of mature trees and borders. From the rear of the house there is a paved patio terrace and decked area, plus lower patio perfect for outside entertaining. From the garden there are impressive roof top views to the valley beyond.

Situation

Valley Road primary school, Gillotts secondary school are close by and Henley town centre just under 1 mile away, which has all major amenities including a fine variety of shops, pubs and restaurants also a theatre and cinema.

Henley Station is just over a mile from the house and provides a link to the mainline stations in Reading and Twyford with a fast service to London, Paddington (from 25 minutes) and Crossrail due to open in 2019/20 providing direct access to the city and Canary Wharf. The M4 J8/9 is approximately 10 miles away and provides access to Heathrow and the motorway network. There are further schools of excellent repute in the area and sporting and recreational facilities include golf at a number of local courses and boating on the River Thames.



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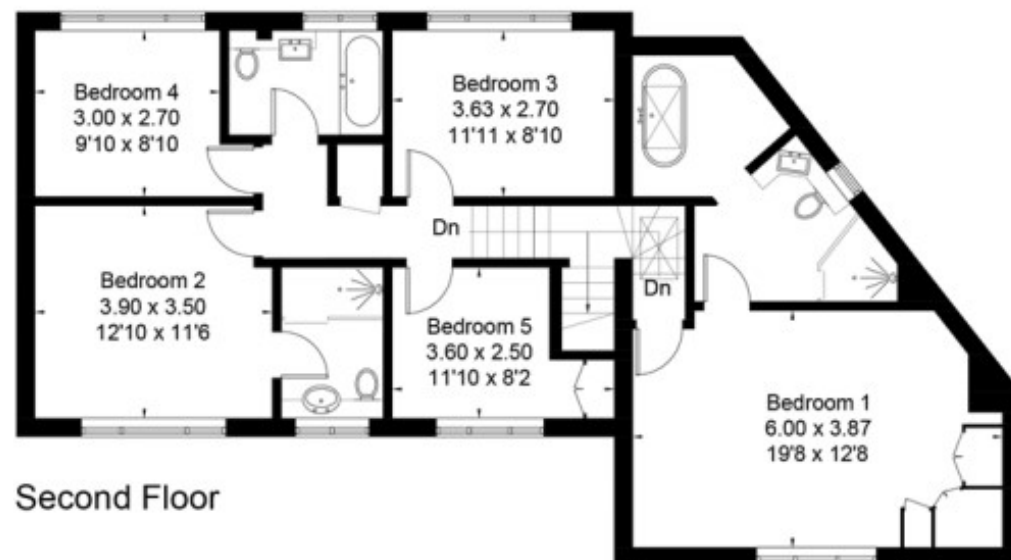
Gross Internal Area (approx) = 311.3 sq m / 3351 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 326.1 sq m / 3510 sq ft

For identification only. Not to scale.

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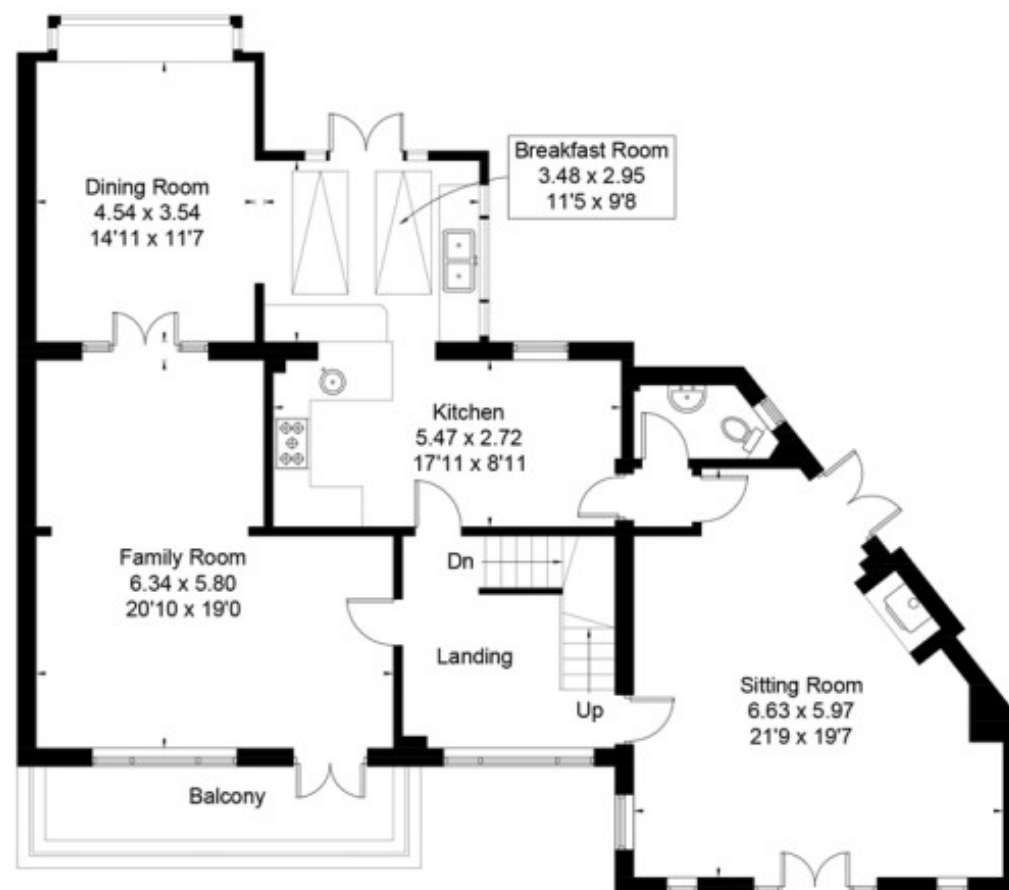


Second Floor

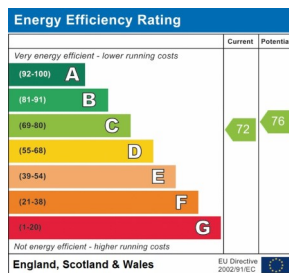


Ground Floor

[Dashed box] = Reduced headroom below 1.5m / 5'0



First Floor



Directions

From Market Place in Henley-on-Thames proceed up Gravel Hill and turn left into Paradise Road, continue into Deanfield Avenue and turn right into Deanfield Road. At the roundabout go straight over into Valley Road, after 0.2 miles take a left turn, up the hill and into the cul-de-sac. No 38 is the first house on the left.

Services

All mains services are connected.

Local Authority

South Oxfordshire District Council
T: 01491 823000

Council Tax

Tax Band G: £3,297.47 year 2020/2021



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