

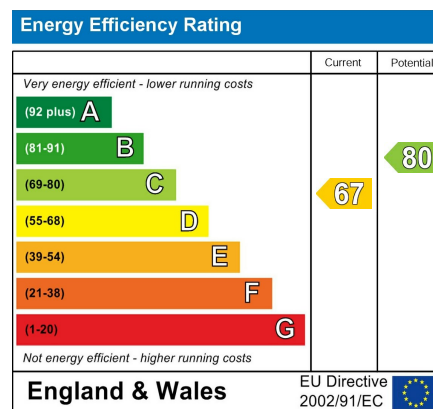


Valley Road

Approximate Gross Internal Area 159.87 sq m / 1720.82 sq ft
 Ground Floor Area 101.34 sq m / 1090.81 sq ft
 First Floor Area 58.53 sq m / 630.01 sq ft
 Garage Area 14.80 sq m / 159.31 sq ft
 Total Area 174.67 sq m / 1880.13



Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£1,100,000

Valley Road

A stylish and contemporary detached home in one of Henley's most desirable neighbourhoods

- Detached house
- Contemporary styling
- Immaculate presentation
- Garage and parking
- Moments from local schools
- Great location for walking in the hills
- Sought after location

A smart, beautifully modernised family house

- Henley-on-Thames centre 1 mile
- Marlow 7 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow 24 miles





20 Valley Road

This detached property has been upgraded and remodelled in recent years to offer stylish and well-proportioned accommodation arranged over two floors. Careful attention has been given to create a home that has a calm atmosphere with a contemporary twist.

Stepping in to the entrance hall, there is an immediate feel of style and light, leading to the sitting room, cloakroom and into the open plan kitchen family room. The sitting room is generous with fitted shutters. The open plan kitchen is a particularly fine feature of the house, L- shaped with plenty of room around the island and a recessed sitting area, overlooking the garden. Off the kitchen is the tv/family room, a separate utility room and direct access into the garage.

Upstairs, the contemporary feel continues with clean lines and plenty of light in the three double bedrooms, family bathroom and ensuite for the main bedroom.

Outside

The front of the house has generous off street parking for three cars and access to the integrated garage with some ornamental planting and side access.

The rear garden, which is south facing, has been curated to create a superb low maintenance garden for relaxation and entertaining, with two patio areas divided by the lawn and a striking sunken fire pit and sitting area, ideal for alfresco dining and nights under the stars.

Situation

Valley Road is very highly regarded for its community with its own primary school and nursery. Gillotts Secondary School and The Henley College are also close by. Valley Road links to a footpath leading up to some lovely walks in the hills just beyond.

This is a wonderful location for both families and those seeking a home in a thriving community.



Services

Mains services: Gas CH, water, electricity, fibre internet.
Council Tax: South Oxfordshire District Council Band F
EPC Rating: D

Directions

Post code: RG9 1RR What3words: ///probe.glaze.cornfield

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.