



Old Greys Lane

Approximate Gross Internal Area 139.0 sq m / 1496.18 sq ft
 Ground Floor Area 70.62 sq m / 760.15 sq ft
 First Floor Area 68.38 sq m / 736.03 sq ft
 Outbuilding Area 12.54 sq m / 134.98 sq ft
 Total Area 151.54 sq m / 1631.16 sq ft



Restricted Head Height

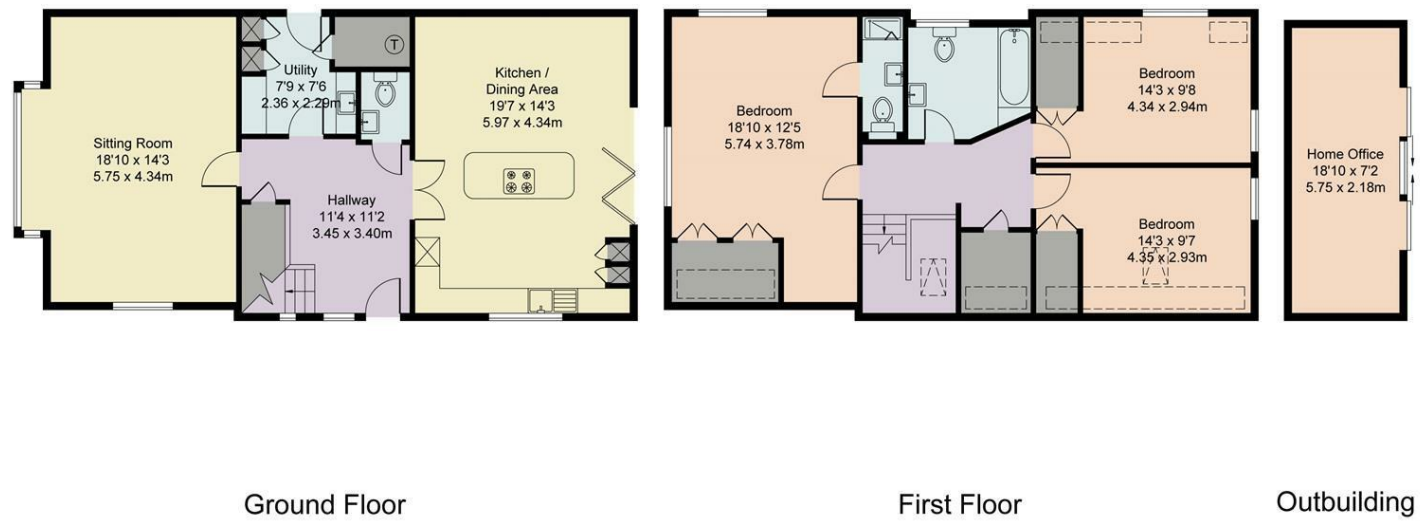


Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£995,000

Old Greys Lane

Bespoke designed brand new detached house in a discreet setting in central Henley on Thames

- Brand new detached house
- Gated driveway
- Landscaped gardens
- Three bedrooms
- Two bathrooms
- Luxurious feel
- Separate utility room
- Close to town centre
- Peaceful location
- Chain free

Bespoke designed and brand new detached house with parking & garden office

- 📍 Henley town centre 0.5
- 📍 Marlow 7.5 miles
- 📍 Reading 8 miles
- 📍 M4 (J8/9) 10 miles
- 📍 London 36 Miles
- ✈️ Heathrow 26 Miles





Old Greys Cottage

This detached house has just been completed, built by a well-respected local builder and finished to an exacting standard. The house is beautifully presented and stands in landscaped, gated grounds. This private lane is in a very peaceful position, moments from central Henley-on-Thames.

The accommodation has a natural flow to it and stylish decor throughout. Stepping through the front door into a lovely central hallway, off which all the rooms are located. The sitting room has an elegant bay window overlooking the front garden, the kitchen dining room has been designed around an island with excellent storage solutions and integrated appliances. Bi-folding doors open out onto the rear garden. Also on the ground floor is the cloak room and a separate utility room with side access.

Upstairs, the main bedroom has built-in wardrobes and an ensuite shower room. There are two more bedrooms and the family bathroom.

Outside

The house is approached through automated gates into a generous parking area. This area has been landscaped to create soft planting and an attractive approach to the house. The rear garden has been curated to provide a pretty backdrop from the kitchen, with a newly laid lawn and flower-filled borders. At the rear of the garden is a fantastic, newly constructed garden office. Other areas of the garden include raised beds for a kitchen garden and composting area.

Situation

Old Greys Lane, is a very discreet no through lane which leads into the centre of Henley-on-Thames. This pretty lane culminates at Old Greys Cottage, then becomes a footpath leading to some lovely walks in the valley close by. All that Henley has to offer is a short walk from the lane.



Situation - Central Henley

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3-screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

Mains electricity, water and drainage, some underfloor heating, Air Source Heat Pump heating.
Council Tax: South Oxfordshire District Council Band: not yet rated
EPC Rating: tba

Directions

Post code: RG9 1TN What 3 Words: ///selection.perfumes.photocopy

Viewings 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.