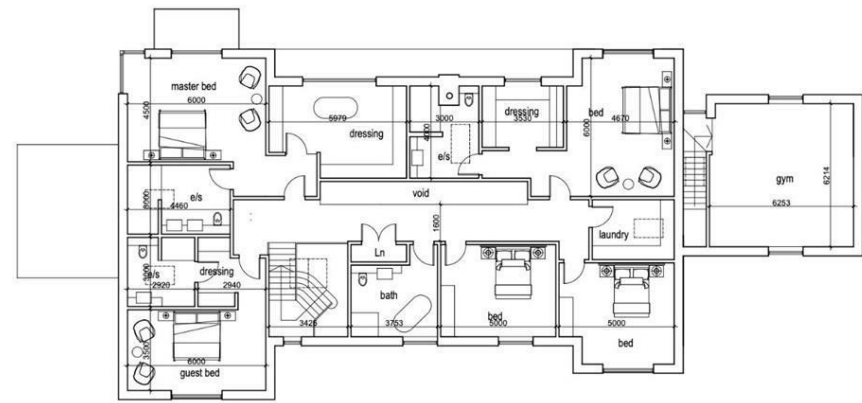


GROUND



FIRST

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price
£2,450,000

Satwell Close, Rotherfield Greys

A freehold plot with full planning to build a luxurious detached family house, set in grounds of around 1.65 acres.

- Building plot With Full Planning
- Detached House
- 40 ft Family Kitchen
- 5 Bedrooms
- 4 Bathrooms
- Gym
- Double Garage
- 1.65 acres

A 1.65 acre plot with planning granted for a stunning 6 bedroom home

- Henley 4 miles
- Reading 7 miles
- M4 (J 8/9) 14 miles
- M40 (J4) 14 miles
- London 40 miles
- Heathrow 22 miles



Astbury

A freehold plot with full planning to build luxurious detached family house, set in grounds of around 1.65 acres with wonderful views of the rolling fields and woodland beyond. Careful consideration has been made to create a living space of opulent quality whilst blending into the semi rural location.

Stepping into a large hallway, the design provided for a large open plan kitchen family room which runs from front to back, stepping out to the garden. Moving through the house off the inner hallway, will be a generous sitting room and separate tv/cinema room. The design also has a well appointed study looking over the garden and the field beyond. Being a country house, careful thought has been given to returning from a walk or ride, and there is a large boot room, separate plant room and direct access to the garaging.

Upstairs the design provides three fantastic suites all with walk in dressing rooms, two further double bedrooms and the family bathroom. All the rooms will enjoy the setting and one will be drawn to the windows to take in the far reaching views.

Astbury is entered via a gated private drive at the end of Satwell Close. The grounds extend to approximately 1.65 acres, with well established deciduous and evergreen boundaries. Two main terraces of lawn beyond the house leading down to the fields beyond.

Please visit South Oxfordshire District planning portal to view application P23/S3990/FUL



Location

Satwell Close is a prestigious private road, set within the delightful hamlet of Satwell only 3 miles from Henley. Henley town centre offers a comprehensive range of shopping, schooling and recreational facilities including a theatre and cinema and the larger towns of Reading and Oxford are within easy driving distance. The area is well served for schools including Rupert House in Henley, The Oratory in Woodcote and Queen Anne's in Caversham.

Directions

Post code: RG9 4QT. What3words: ///mermaids.tulip.evoked

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.