



**Guide Price**  
**£1,595,000**

### St. Andrews Road

A very well presented, light and spacious family home with over 2800 sq ft of stylish living, in one of Henley's premier roads.

- Popular residential road
- Excellent condition
- Three stylish bathrooms
- Open-plan kitchen/dining and family room
- Over 2,800 sq ft
- Double garage + driveway parking
- Mature garden with Tiki bar
- EPC Rating D

**Spacious family home in pristine condition**

- Henley town centre 0.8 miles
- Marlow 8 miles
- M4 (J8/9) 10 miles
- Reading Station 8 miles
- London 38
- Heathrow Airport 22 miles





## 100 St Andrews Road

This spacious house is immaculately presented with many sociable entertaining spaces and a lovely garden. The front door enters into the large reception hall with a polished oak floor, cloakroom and doors off to all the principal reception rooms. There is a charming snug with views to the front and a useful study. The sitting room is a lovely light room with a wood burning stove and sliding doors to the terrace and garden. To the rear of the house is the large kitchen and breakfast room with a vaulted ceiling, a central island breakfast bar, a range of fitted wall and floor cabinets, appliances including a coffee machine, dishwasher, two ovens with warming drawers, microwave, fridge and freezer.

Electronically controlled skylights manage the temperature on a hot day and there are three full length picture windows overlooking the garden and French windows to the terrace. There is a spacious dining area and comfortable family zone with sofas, all positioned for maximum entertaining value with access to the outside terrace and Tiki Bar. The utility room has plumbing for a washing machine and tumble dryer and there is a back door to the garden.

Upstairs, there is a luxurious main bedroom with fitted wardrobes and en-suite bathroom, there are three further double bedrooms, one with en-suite bathroom and a large Jack and Jill shower room for the final two bedrooms.

## Outside

To the front of the property is a large gravelled parking area with Mediterranean 'dry' garden planted with swaying grasses. There is access to the garage with electric up and over door and gates either side of the house lead to the rear garden. This is a wonderfully private space with two level areas of lawn, numerous benches and places to sit in the sun and a fabulous Tiki Bar, great fun when there are guests. The garden is richly planted with perennials in a variety of colour, some coordinated in beautiful purples and whites including hydrangeas and rhododendrons. Shrubs and mature trees give privacy and seclusion and there is lighting throughout the garden making it fabulous for entertaining.

## Location

St Andrews Road is a highly sought after residential area, about half a mile from the centre of Henley with its excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly



market, multi screen cinema and a theatre. There is a small newsagent/minimart within a level walk.

This attractive and vibrant market town is situated in beautiful and unspoilt countryside approximately 35 miles west of London. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area and there is a local bus service with two stops close by.

The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London, Paddington (from 45 mins) and to the City and West End via the new Elizabeth Line. Oxford, High Wycombe and Reading are easily accessible by road, rail and bus service.

## Directions

Post code: RG9 1PL. What3words: ///anyone.miracles.photocopy

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto: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.*