

The Lime House, Ancastle Green
Henley-On-Thames
Oxfordshire
RG9 1TR

Henley Town Centre & Station within walking distance. (Paddington 50 minutes) Reading 8 miles, (Paddington 25 minutes) Heathrow Airport 20 miles, Central London 36 miles,
(Times and distances approximate).



A fine 5 bedroom family home of approx 2,750 sq ft in a quiet position within walking distance of the town centre with a double garage and ample parking. EPC: D.

Galleried Entrance Hall * Cloakroom * Drawing Room * Dining Room * Family Room * Playroom * Study *
Kitchen/Breakfast Room * Utility Room * Landing * Master Bedroom ensuite Bathroom * Bedroom 2 ensuite Shower
Room * 3 Further Bedrooms * Family Bathroom * Gas Central Heating * Double garage * Enclosed well-tended Garden

Guide Price £1,625,000 Freehold



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.

The Property

A detached house built in 1990 of brick under a tiled roof. The house has leaded lighted double glazed windows and gas central heating with a Worcester combination boiler installed in 2018, with individual thermostat controls. The accommodation downstairs leads off of a galleried entrance hall where there is a square drawing room with an open fire and patio doors to the garden. The accommodation flows very well with a large Dining room and 3 additional reception rooms. Upstairs there are 5 bedrooms 2 of which are ensuite. The gardens are particularly well stocked and cared for giving an all-round array of colour.

The property is approached from Ancastle Green up its own shared drive with a five bar wooden gate which leads to a shingle drive with turning and parking area in front of the house with a covered porch with light and solid wood front door to

Entrance Hall

This is an impressive vaulted hall with a galleried landing, there are 3 wall light points, turning stairs to the first floor and door to

Cloakroom

With a low-level WC, corner basin with mixer taps and tiled splashback, wall light point and tiled floor

Drawing Room

19'1" x 17'9" (5.83 x 5.42)

This is a well proportioned elegant square room with a gas coal effect fire set in a wooden carved surround with over mantle and sides with inset marble sides and hearth. decorative coved ceiling, Dimmer switch, sliding patio doors to garden and double doors through to

Dining Room

15'9" x 11'1" (4.82 x 3.38)

3 wall light points, decorative coved ceiling, dimmer switch, sliding doors to garden and door to Kitchen

Family Room

13'3" x 9'9" (4.04 x 2.98)

Playroom

12'4" x 9'10" (3.78 x 3.00)

Study

9'7" x 7'7" (2.93 x 2.33)

Kitchen/Breakfast Room

15'10" x 13'10" (4.85 x 4.22)

Range of matching floor and wall units with granite working surfaces incorporating 1 1/2 bowl sink unit with mixer tap, 5 ring gas hob with Neff extra fan and light over, with electric oven and further oven/grill to side, plumbing for dishwasher, corner carousel units and a good range of cupboards and drawers, dresser unit with glazed front with shelving concealed lighting and cupboards under. recessed ceiling spotlights, space for fridge/freezer tiled floor and door to

Utility Room

9'10" x 6'10"* (3.02 x 2.10*)

Range of wall and floor units with stainless steel sink single drainer unit with mixer tap and range of cupboards under, space for fridge freezer, cupboard housing Worcester gas fired boiler, tiled floor and ceiling cluster spotlights, plumbing for washing machine, water softener coats hanging area and door to the side garden.

On the first floor Landing with access to insulated and part boarded loft with pull-down ladder. Cupboard housing sealed copper hot water tank with immersion heater and range of slatted shelves

Master Bedroom

16'4" x 15'10" (5.00 x 4.84)

Built-in cupboards with hanging rails and shelves to 2 walls with spot down lighting door to



En-suite Bathroom

A white suite with tiled enclosed bath, large double sink unit with twin mixer taps and heated vanity mirror over with strip light and concealed lighting, bidet, Low-level WC and fully tiled corner shower unit, recessed ceiling spot lights, tiled floor, and heated towel rail.

Bedroom 2

13'10" x 9'8" (4.23 x 2.95)

Built-in cupboards with hanging rail and shelf, door to

En-suite Shower Room

Fully tiled shower cubicle, low-level WC, wash hand basin with strip light and heated mirror over, fully tiled walls, recessed ceiling spotlights, and heated towel ladder

Bedroom 3

15'10" x 13'5" (4.85 x 4.10)

Recessed ceiling spotlights, and cupboards with hanging rail and shelf.

Bedroom 4

15'10" x 13'1" (4.85 x 3.99)

Bedroom 5

12'0" x 9'10" (3.68 x 3.00)

Family Bathroom

White suite, panel enclosed bath with mixer tap, fully tiled shower cubicle, low-level WC, oval basin with mirror over and sidelights, recessed ceiling spotlights and tiled floor, window bench with cupboard under.

Double Garage

18'2" x 17'10" (5.55 x 5.46)

Twin up and over doors and light, power and useful storage area.

Gardens and Grounds

The property is approached through a five bar gate over a shingle drive which leads to the front door. There is a garden shed with electricity. The borders are well-tended and planted with a profusion of shrubs and plants, including Akamanchier, hydrangea Cosmos, Honeysuckle and many other well-tended shrubs. There is a greenhouse and a morello cherry tree, lilies, peonies and magnolia, a pagoda covers the rear patio with an ornamental pond and rockery. There is a rainwater tub and outside tap and there is seating under a rose arbour and a further curved seating area.

Services

Mains gas, electricity and water. private drainage. SOLAR panels.

Directions

Post Code RG9 1TR

At the top of Hart Street proceed past the market square and leave the town up Gravel Hill with the town hall on your right. After 500 yards passed Paradise Road, Ancastle Green is on your left. As you enter Ancastle green bear right and on the far right corner there is a private drive to The Lime House.

Council Tax and Council offices

Council Tax Band G

The amount payable 2020/21 £3297.47

Council offices

135 Eastern Avenue

Milton Park

Abingdon

OX14 4SB

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We are members of the Propertymark Client Money Protection Scheme.

For more information: <http://www.propertymark.co.uk/complaints/client-money-protection/>

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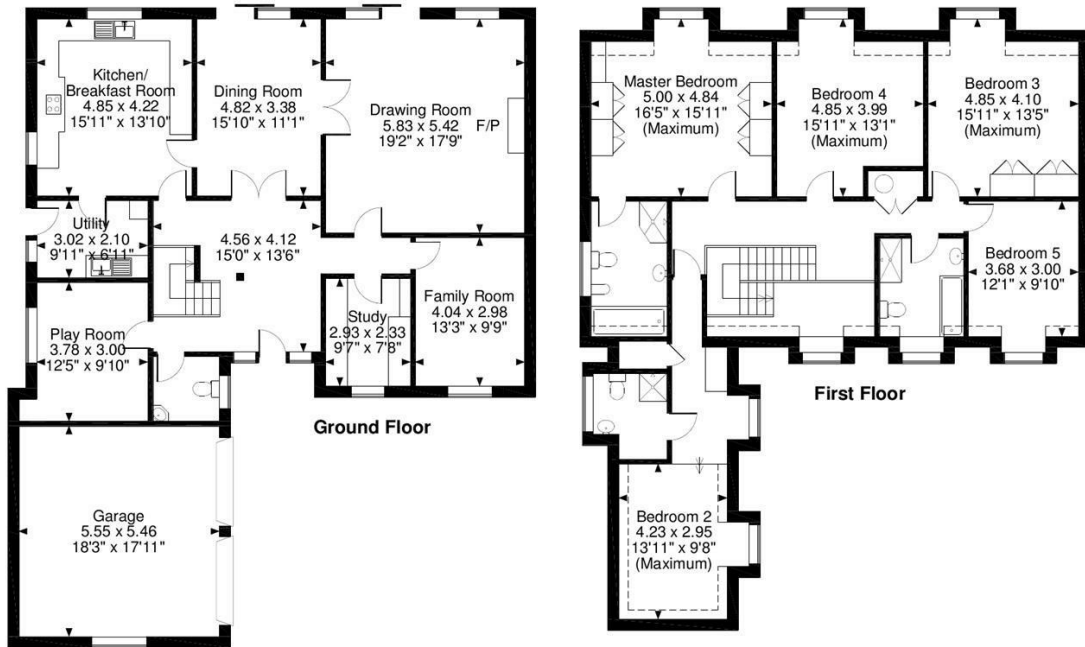
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Approximate Gross Internal Area

Main House = 2748 Sq Ft/255 Sq M

Garage = 337 Sq Ft/31 Sq M

Total = 3085 Sq Ft/286 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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