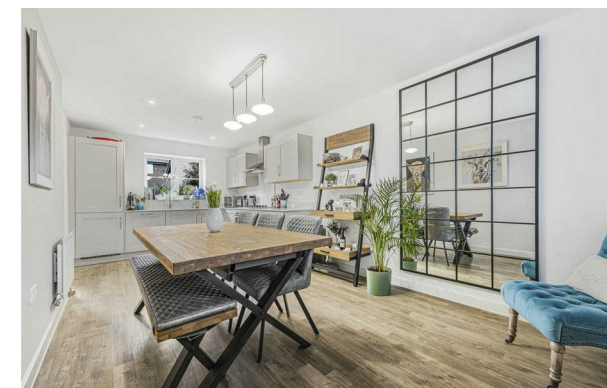




PHILIP  
BOOTH  
ESQ.



## 10 Pond Coppice, Rotherfield Greys, Henley-On-Thames, RG9 4FA

£849,950

- Built in 2023, a beautifully presented detached family home
- Separate utility room
- Principal bedroom with en-suite shower room
- Driveway parking and detached garage
- Tucked away location overlooking a green
- Study ideal for home working
- South-westerly facing landscaped garden
- Open-plan kitchen and dining room
- 4 well-proportioned bedrooms
- Patio with pergola, lawn and established planting

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# 10 Pond Coppice, Henley-On-Thames RG9 4FA

A beautifully presented 4-bedroom detached home, situated in a tucked-away, traffic free location overlooking a green, on the edge of Henley-on-Thames. Offering approximately 1,265 sq ft of living space over ground and first floors, including an open-plan kitchen/dining room, a utility room, a sitting room, a study, a cloakroom, 4 bedrooms and 2 bathrooms. A south-west facing garden with patio and Mediterranean style planting. Private driveway and detached garage. A perfect family home with excellent access to schools, shops, and transport links.



Council Tax Band: F



## ACCOMMODATION

To the ground floor a traditional part-glazed front door opens to the welcoming entrance hall with exposed timber flooring, stairs to the first floor and useful storage under.

The cloakroom has a white suite comprising a low-level w.c, a wash-hand basin, part tiled walls and a dado rail with feature wallpaper decoration above.

The generous sitting room has a rear aspect with glazed French doors opening to the rear garden. There are fitted shelves with a slatted wood panel with central TV mount.

The study offers an ideal 'work from home' office space or a snug/playroom with a front aspect overlooking the green.

The heart of the home is the impressive open-plan kitchen and dining room, perfect for both everyday living and entertaining. There is an extensive range of 'Shaker' style wall and base units with quartz work-surfaces over and an inset 1 1/2 bowl stainless steel sink unit, a built-in electric oven with induction hob and extractor fan over. Integrated appliances include a larder style fridge freezer and a dishwasher. Windows have both front and rear aspects. A door opens to the utility room.

The adjoining utility room has a further matching kitchen cupboard with a work surface over and plumbing for the washing machine and tumble dryer. There is wall-mounted gas-fired boiler providing central heating and hot water. A part-glazed door opens to the rear garden.

To the first floor there are four well-proportioned bedrooms and a family bathroom.

The principal bedroom has a front aspect and benefits from fitted wardrobes. The en-suite shower room has a white suite comprising a shower cubicle, a low-level

w.c and a wash-hand basin, part-tiled walls and a heated towel rail.

There are three further double bedrooms and modern family bathroom with a bath, wash-hand basin and a w.c.

## Outside

The property enjoys a neatly landscaped front garden and a private driveway providing parking for several vehicles, leading to a detached garage with light and power. There is also a 7.4kWh tethered electric vehicle charging point.

The south-westerly facing rear garden has been designed and planted by the current owner and is predominantly laid to lawn. A patio with pergola provides an excellent area for outdoor dining and entertaining, while established planting includes palm trees and Italian cypress, giving the garden a distinctive Mediterranean feel.

To the front of the property there is a green, perfect for children to play safely. Just a few meters away there is a playing field and on the edge of the development there are circular walks, perfect for dog walking.

## LOCATION

Living in Pond Coppice

Pond Coppice is a quiet cul-de-sac with central green, forming part of a development luxury homes. The area is surrounded by rolling hills, farmland and lush woodland with rural 'trim trail' that runs around the development and is popular with families, dog walkers and those looking to exercise.

Henley is a popular and highly desirable market town, which has a wide selection of independent and high street shops, including Waitrose; there are boutiques, a 3-screen cinema, a theatre, a thriving culinary scene via outstanding local pubs and restaurants, a market every Thursday and good schools for all ages.

The Maltsters Arms a popular village pub is roughly 1 mile from Highlands Park,

providing delicious food, seasonal events and has a large pub garden.

#### Schools

Primary Schools - Valley Road primary school (Good)

Secondary Schools - Gillotts School (Outstanding)

Sixth Form - The Henley College.

Prep schools - St Mary's School, Rupert House School, Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading and the Abingdon schools.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford and Crossrail / the Elizabeth Line) 55 minutes.

Reading - 7 miles

Maidenhead M4 Junction 8/9 - 11 miles

London Heathrow - 25 miles

London West End - 36 miles

#### Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Gillotts School and Henley Leisure Centre is just 5 minutes walk and provides an indoor swimming pool, squash courts, a sports hall, a gym and exercise studios.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band F





**Approximate Gross Internal Area 1265 sq ft - 118 sq m  
(Excluding Garage)**

Ground Floor Area 643 sq ft - 60 sq m

First Floor Area 622 sq ft - 58 sq m

Garage Area 157 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

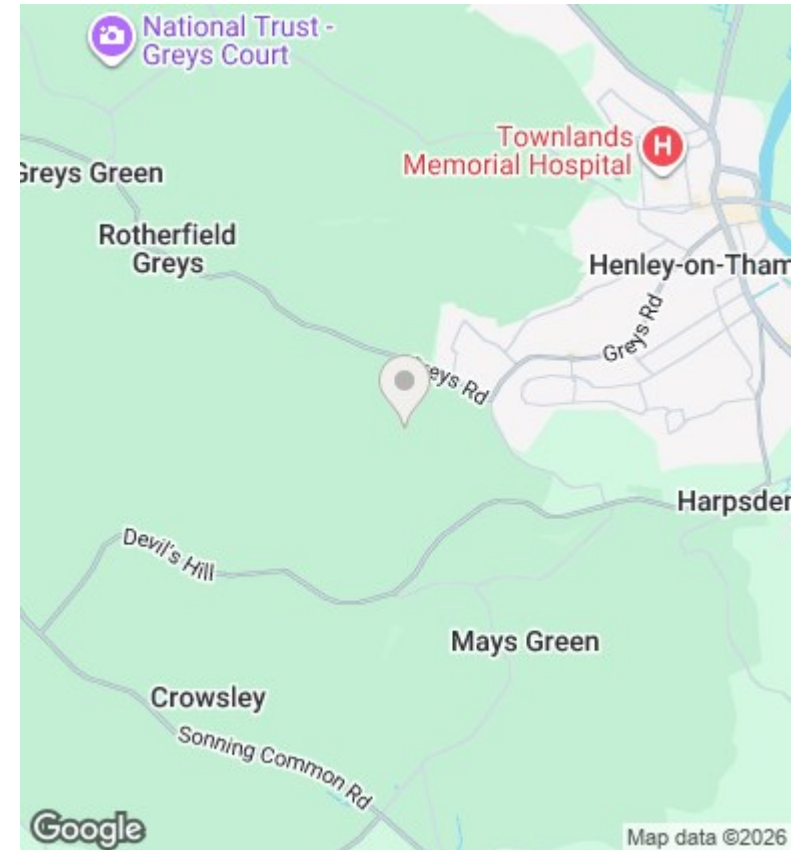


**Directions**

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road and continue past Albert Road, and up the hill passing the Saracens Head pub on the left. Continue straight over the roundabout and follow Greys Road to the dog-leg bend around to the right at Gillotts Corner. Continue for approx 1/2 a mile and turn left into Highlands Lane. At the roundabout take the 1st exit, and turn right into Pond Coppice.

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	