



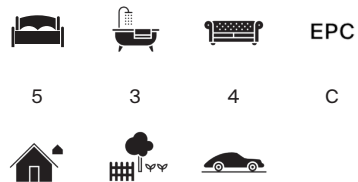
LAMBRIDGE WOOD ROAD, HENLEY-ON-THAMES

RG9



A SUPERB DETACHED FAMILY HOME

Situated on one of Henley's most prestigious residential roads, Lambridge is an immaculately presented property with beautiful landscaped gardens.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

What3Words ///reheat.producers.scripted

Guide Price : £2,750,000



THE PROPERTY

You enter the property via a lovely, wide entrance with double doors, which open into an attractive entrance hall with a tiled floor. The entrance hall leads to an inner hallway, from which doors radiate to the reception rooms. Stairs rise to the first floor. The reception rooms include a formal living room with an open fireplace and a gas fire, as well as a second dual-aspect living room featuring shelving, storage, and access to a study with views of the front garden. There is also a snug or family room overlooking the rear garden.

Lambridge benefits greatly from a magnificent kitchen/dining room. This light and airy room has wonderful views over the gardens. The kitchen area has a range of wall and floor units beneath a granite worktop and a central island with a range of integrated appliances, including a Lacanche hob, double Wolf oven.









THE PROPERTY (CONTINUED)

a microwave and warming drawer and a dishwasher. There is also a superb walk-in fridge and a larder cupboard. There is ample space for a dining table and sitting area with bi-fold doors opening out to the decking area ensuring this space works perfectly for family living. The ground floor accommodation is completed with a cloakroom and large utility room with two washing machines and dryers and a range of units, there is also access to the garden.

The property has underfloor heating in the kitchen/dining room and the family bathroom.

The first floor features a spacious landing with a range of storage cupboards. From the landing you access the principal bedroom with en suite bathroom and dressing room. French windows open on to a balcony with wonderful views over the garden. There are three further double bedrooms, one with an en suite bathroom, all offering delightful views. There is also a single bedroom and a family bathroom.







SITUATION

Located just off the Fairmile, Lambridge Wood Road is considered one of Henley-on-Thames' finest addresses. It is a no-through road with access to Lambridge Wood and the Chiltern Hills. The River Thames is close by, offering boating, rowing clubs, and the setting for the Royal Regatta each year. The town also hosts Henley Music Festival and Literary Festival. Henley has a wide range of shops, cafes and restaurants.

The railway station links to the mainline station at Twyford, with a fast commuter service into London Paddington with a connection to the Elizabeth line. The property is well situated for access to the motorway network via the M40 at High Wycombe and the M4 at Maidenhead Thicket. Central London is around 40 miles away, and London Heathrow Airport is about 26 miles. The area also offers excellent private and state schools.





GARDEN

The property is situated at the corner of a beautiful garden, offering numerous seating areas to enjoy the views and sunshine at various times of the day.

To the front, a gated entrance welcomes you on to a long gravel driveway that offers parking for several cars. Various hedges, mature trees, and shrubs border the entire garden, providing privacy. Lawns extend from one side of the driveway around the house.

From the kitchen and dining room, a large decking area offers fantastic views towards the hills and woodland beyond. This spot is wonderful for al fresco entertaining. To the rear of the house, a sheltered patio connects via a path to a screened utility area and provides access to a superb summerhouse.







Approximate Gross Internal Area 3423 sq ft - 318 sq m

Ground Floor Area 1846 sq ft - 171 sq m

First Floor Area 1577 sq ft - 147 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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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