



PHILIP
BOOTH
ESQ.



217 Greys Road, Henley-On-Thames, RG9 1QN

£1,000,000

- Detached family home
- Four bedrooms, including en-suite to the principal bedroom
- Drive with ample parking for several cars
- Close to several good local schools
- Exceptional plot approaching 1/3 acre
- Scope to extend, remodel or modernise (STPP)
- Garage plus car port
- Multiple reception rooms and kitchen breakfast room
- South-facing garden with mature trees and shrubs
- Just 0.5 miles to Henley town centre

217 Greys Road, Henley-On-Thames RG9 1QN

A much loved 4-bedroom detached home set back from Greys Road, within a rare plot of approaching 1/3 of an acre. The property was built by the father of the current owners, in the 1960's and now requires modernisation, offering excellent potential to extend or reconfigure (subject to planning). The rear garden is south-facing and there is ample car parking, a garage and a car port. Conveniently situated approx 0.5 miles from Henley-on-Thames town centre and a short walk to several good local schools.



Council Tax Band: G



ACCOMMODATION

Set within a generous plot approaching one third of an acre, this four-bedroom detached house represents a rare and exciting opportunity to create a bespoke family home, with private drive providing off-road parking for several cars and located just 0.5 miles from Henley town centre. The current house extends to approximately 1,634 sq ft and is in need of modernisation throughout, offering a true blank canvas for buyers seeking to reconfigure or potentially extend (subject to the usual planning consents). A particular feature, is the south-facing garden, which has mature planting and excellent scope for re-landscaping.

A glazed front door opens into the entrance hall.

The living room has a front aspect with a large picture window and an open fireplace. Doors open into the dining room with sliding doors opening to the rear garden.

The kitchen has a rear aspect with a range of fitted wall and base units, with electric built-in oven and ceramic hob.

The utility room has plumbing for a washing machine, a door to outside and a door to the cloakroom with low level w.c and a wash hand basin.

Stairs lead from the hall to the first floor landing.

The principal bedroom has a rear aspect with outlook over the south-facing rear garden. The generous en suite bathroom has a coloured suite with a panel enclosed bath, a shower cubicle, low level w.c, bidet and wash hand basin.

There are three further double bedrooms each with built-in storage.

The family bathroom has a coloured suite comprising a panel enclosed bath, a low level w.c. and a wash hand basin.

Externally, the property benefits from a long private drive providing off-road parking for several cars and access to the garage and car port.

The property is set back from Greys Road and is well located for access to Henley town centre (0.5 miles), local schools (0.5 miles), countryside walks and commuter links via Henley railway station (0.8 miles), making this an outstanding opportunity for buyers seeking a project property with significant potential, generous grounds and the convenience of being able to walk into town.

LOCATION

Situated 0.5 miles to the west of Henley town centre and Henley railway station, and is ideally located within walking distance of local amenities and popular schools for all ages. There is a regular bus service to Henley town centre with bus stops on Greys Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, laundrette, a barbers, 'Happy Wok' Chinese take away, and a Pizza delivery shop.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4 and M40 motorways giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington - in approx 55 minutes via connections at Twyford to the Elizabeth Line and mainline train services.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Valley Road (0.5 miles) Trinity Primary (0.5 miles), Sacred Heart Primary (0.25 miles)

Secondary Schools – Gillotts School (0.5 miles)

Sixth Form – The Henley College

Private – St Mary's School, Rupert House School.

Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

Leisure

River pursuits include rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August. Marina facilities at Harleyford and Wargrave, river moorings in Henley. Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include Rugby, Hockey, Football and Lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax Band - G



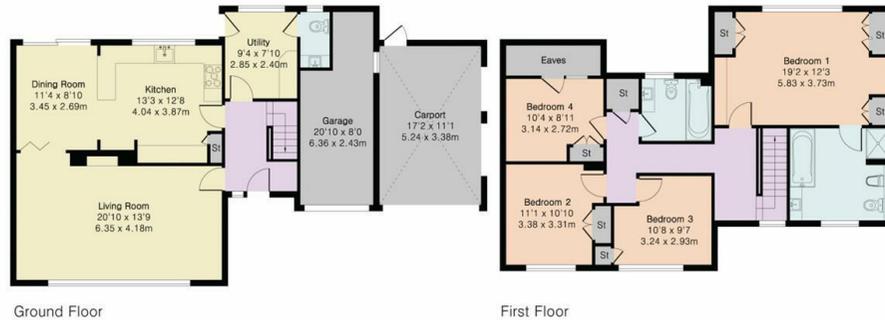


**Approximate Gross Internal Area 1634 sq ft - 151 sq m
(Excluding Garage)**

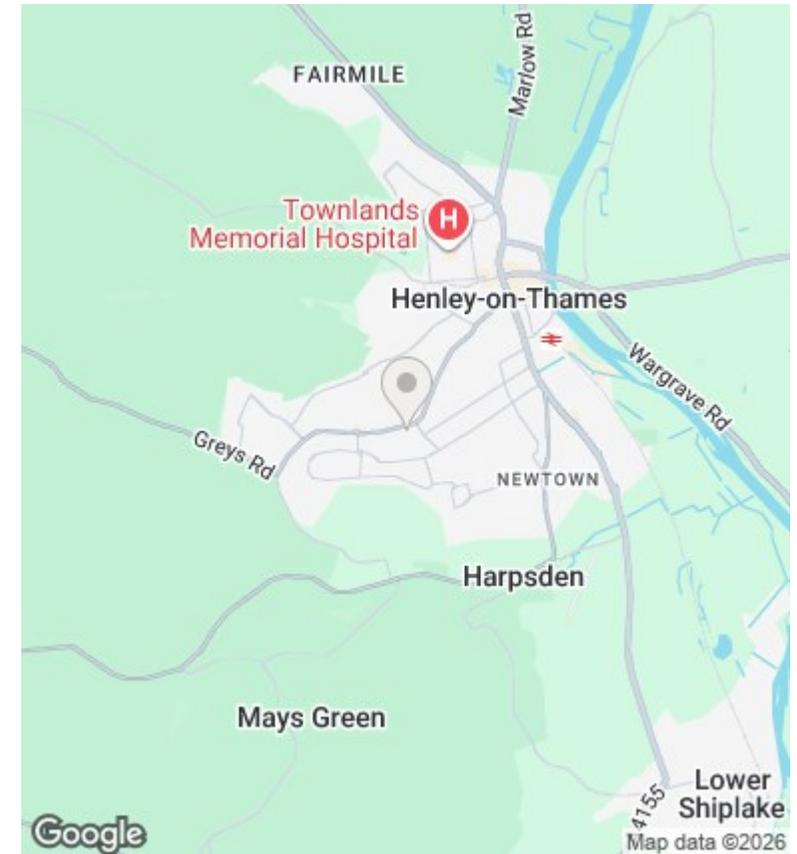
Ground Floor Area 747 sq ft – 69 sq m

First Floor Area 887 sq ft – 82 sq m

Garage Area 144 sq ft – 13 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. 217 Greys Road will be found on the left, just past Green Lane.

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	