



TREETOPS

Henley-on-Thames RG9



A WONDERFUL FAMILY HOME LOCATED ON GREEN LANE

Built by Berkley Homes approximately 30 years ago the house offers excellent living and bedroom accommodation arranged over two floors with private south west facing gardens.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services : All mains services

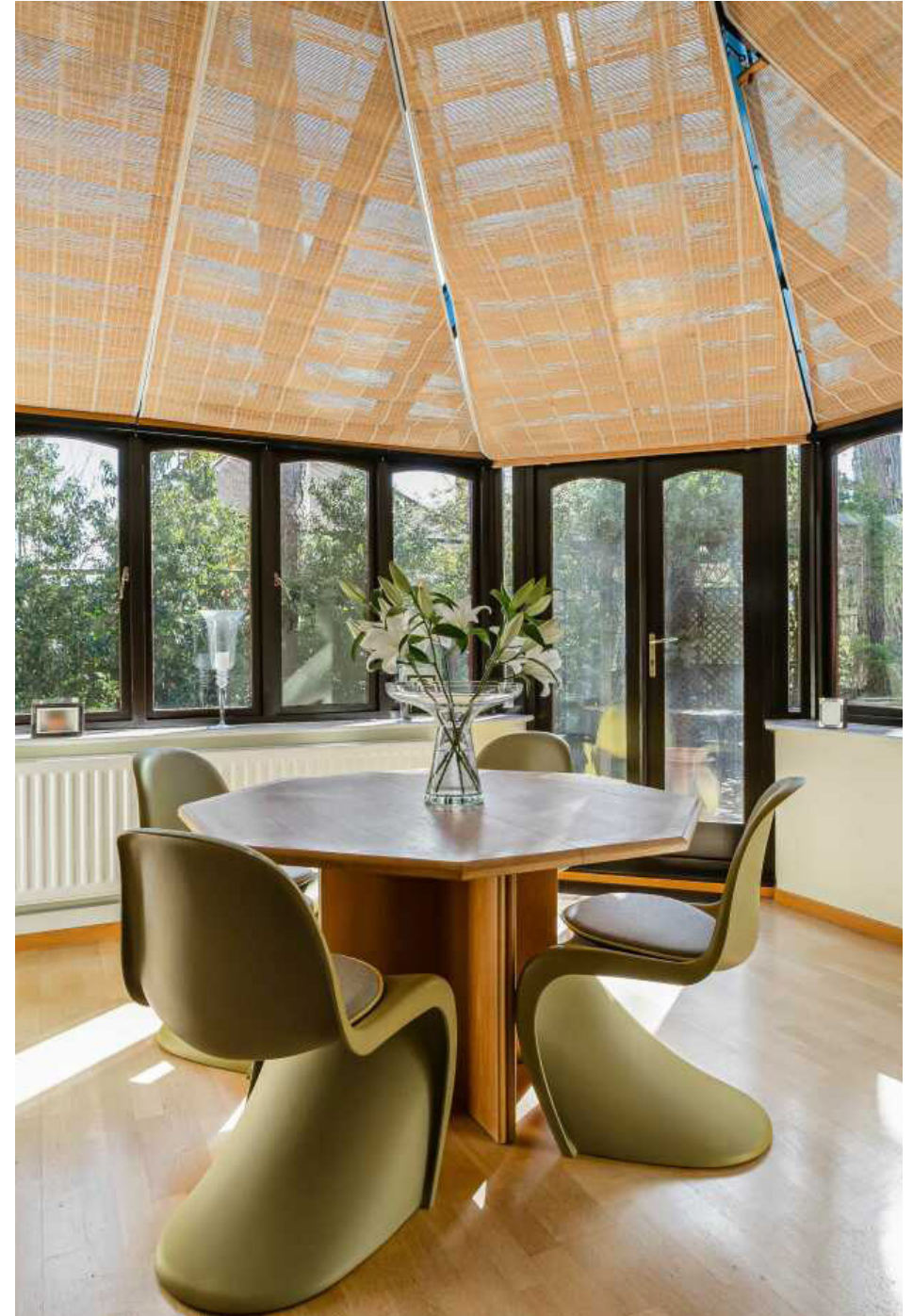
Offers in excess of : £1,750,000



TREETOPS

The house is entered via a welcoming entrance hall where glazed, double doors open into the principal reception room with its high ceilings, attractive box bay window, gas fireplace and sliding doors providing access to the patio and beautiful gardens beyond. The dining room lies adjacent to the sitting room and is a lovely bright room with a large bay window and French windows opening onto the gardens.

The well-appointed kitchen is at the front of the house and flows through to the conservatory/breakfast room which enjoys views and access to the rear garden. Double doors from the conservatory open into a snug which would make a good family or TV room. The utility room lies off the kitchen with a door into the integral double garage. There is an additional reception room/study at the front of the house and the downstairs WC completes the accommodation on the ground floor.







THE PROPERTY (CONTINUED)

Upstairs there are five double bedrooms, all of which benefit from fitted wardrobes. The main bedroom has excellent wardrobe space and a stylish en suite shower room. There is a guest bedroom with en suite shower room and a further three double bedrooms all of which are served by the family bathroom.

GARDENS & GROUNDS

Approached via a gravel driveway providing off street parking for a number of cars and set well back from the road Treetops benefits from being walking distance to the centre of town, the train station and the Henley schools whilst maintaining privacy and space. The southwest facing gardens are a lovely feature of this property. They are well stocked with a variety of mature shrubs, trees, attractive borders, and a timber framed greenhouse. A large patio spans the width of the garden and provides excellent outdoor entertaining space and a variety of different places to sit and enjoy the garden. To the front of the house there is a driveway providing parking for a number of cars and access to the integral double garage. There is attractive planting and an area of lawn with mature hedges providing privacy from Green Lane.



SITUATION

Green Lane is situated on the western side of the town centre, in a slightly elevated position, off St Andrews Road. Henley offers a comprehensive range of shopping, schooling and recreational facilities, and the larger towns of Reading and Oxford are easily accessible. The area is well serviced for schools including Trinity, Valley Road, St Mary's and Rupert House, Gillotts and bus pick-ups for many of the independent schools. There are several golf courses nearby and the nearby countryside and River Thames offer wonderful walking. Trains to Paddington are available from Henley (55 mins via Twyford) and Reading 22 mins. M4 J8/9 and M40 J4 are within easy driving distance.



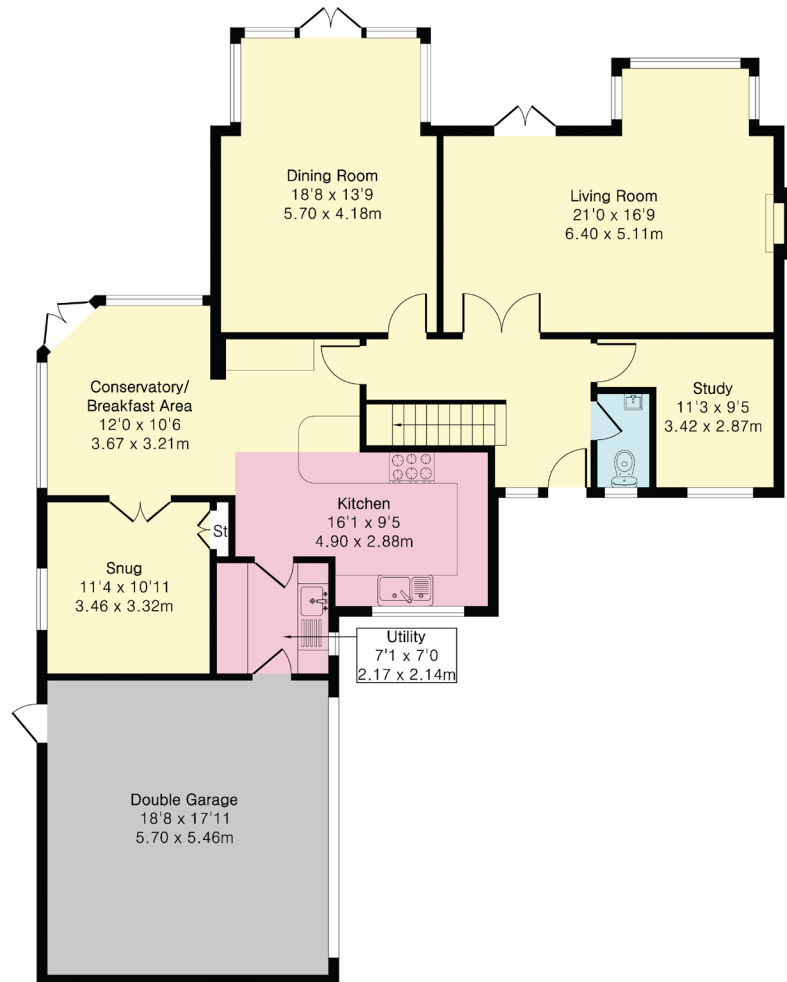




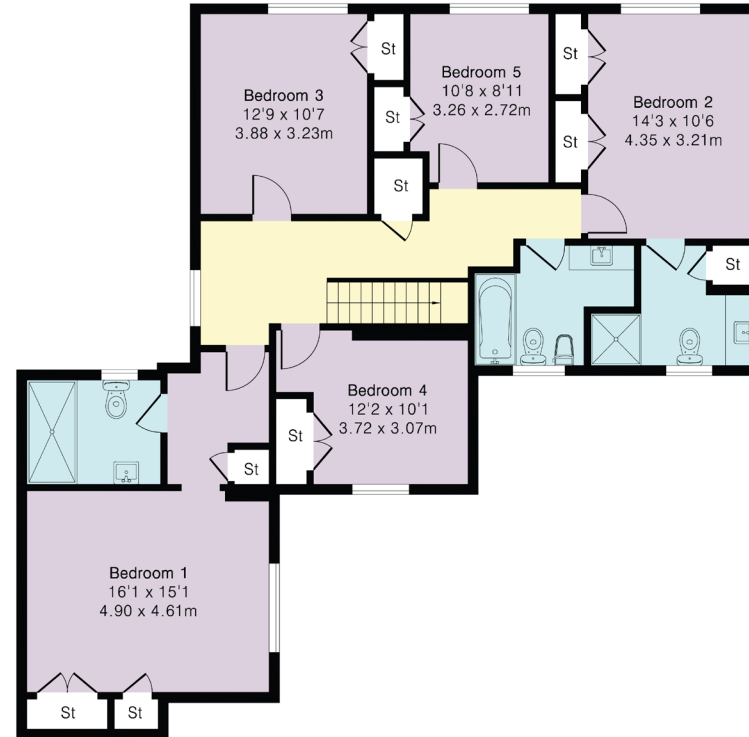
**Approximate Gross Internal Area 2851 sq ft - 265 sq m
(Including Garage)**

Ground Floor Area 1642 sq ft – 153 sq m

First Floor Area 1209 sq ft – 112 sq m



Ground Floor



First Floor

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.

Matt Davies
01491 844 903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
RG9 2LJ

Nick Warner
01491 844 901
nick.warner@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.