



PINFOLD, ROTHERFIELD GREYS

Henley-on-Thames, RG9



A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

Offering generous, light-filled accommodation and excellent indoor-outdoor living spaces, the property is ideal for modern family life. It occupies an enviable position in a popular hamlet.



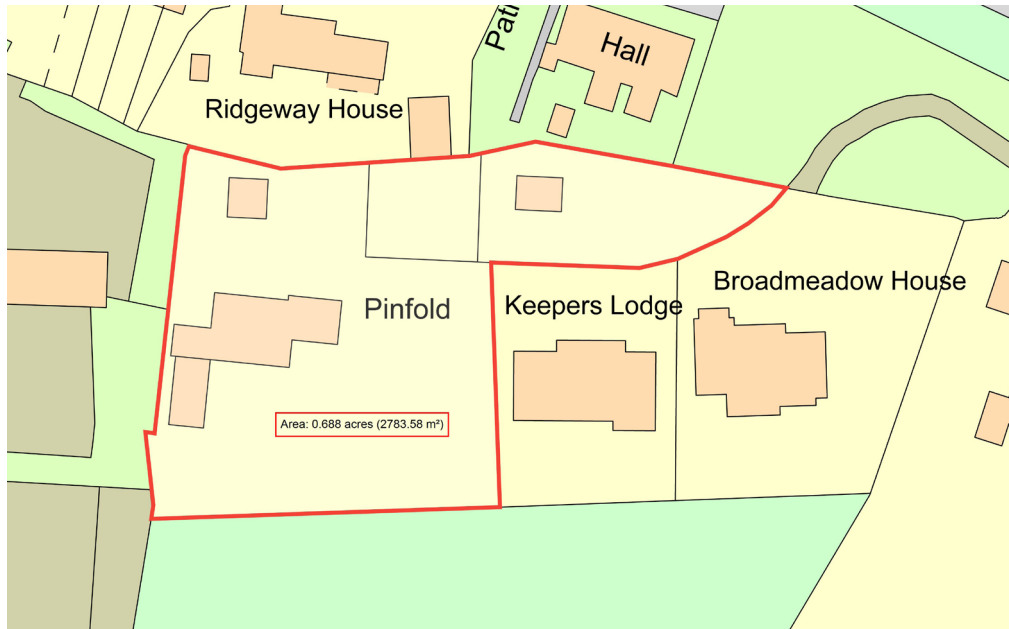
Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating and private drainage

Guide price: £2,000,000



THE PROPERTY

The welcoming entrance hall is spacious, light and airy, featuring an attractive wooden floor and setting the tone for the rest of the home. Double doors lead into the sitting room, which boasts a charming open fire, a bay window, and French doors opening directly onto the terrace. Further double doors open into the family room, which also benefits from an open fireplace and French doors to the terrace, creating a seamless flow between the principal living spaces.

The kitchen is a stunning focal point of the home and was comprehensively upgraded in 2019. Finished with limestone flooring that flows through the space, it features a large central island, a twin-oven AGA, and a range of integrated appliances. There is ample room for a dining area, while bi-fold doors open onto a covered terrace, making this an exceptional space for both everyday living and entertaining.







THE PROPERTY (CONTINUED)

A well-appointed utility room provides additional storage and is fitted with a washing machine, tumble dryer and sink. The ground floor accommodation is completed by a cloakroom.

Stairs rise to a generous first-floor landing. The principal bedroom is triple aspect, enjoying lovely views over the garden, and benefits from fitted wardrobes and a modern en suite shower room. There is a guest bedroom with fitted wardrobes and its own en suite shower room, along with three further bedrooms, two of which feature fitted wardrobes. A large family bathroom serves the remaining bedrooms and includes a standalone bath, separate shower and mosaic flooring.

GARDEN

The property is approached via a long gravel driveway providing parking for several vehicles and access to a double garage.

The main garden lies to the side and rear of the house and is laid predominantly to lawn, complemented by well-stocked flowerbeds with specimen shrubs and trees with views of woodland beyond.

Running the full width of the property is a beautiful limestone terrace with multiple seating areas, ideal for al fresco dining and entertaining. Accessed from the terrace is a versatile garden room, suitable for use as a studio or accommodation. There is also a covered area currently utilised as a gym and storage space. There is a fully fenced area featuring a separate home office, complete with electricity, heating and a WC., with its own garden. The grounds are further enhanced by a vegetable garden with raised beds, a greenhouse and two sheds.



SITUATION

The property is situated in the popular village of Rotherfield Greys, approximately 2.5 miles from Henley-on-Thames. The village offers a well-regarded public house, The Maltsters Arms, the gardens and house at Greys Court and a charming Norman church. Surrounded by beautiful countryside and located on the edge of the Chiltern Hills Area of Outstanding Natural Beauty, the area provides an idyllic rural setting.

Henley-on-Thames and Marlow offer an excellent range of shops and amenities, while Reading is within easy reach and provides comprehensive shopping facilities and a mainline railway station with services to London Paddington in approximately 35 minutes, with Crossrail/Elizabeth Line connections into central London.

The local area offers outstanding walking, riding and country pursuits, along with an excellent choice of both state and independent schools, including Peppard Primary School, Rupert House, Gillott's School, Shiplake College, The Oratory and Pangbourne to name just a few.







**Approximate Gross Internal Area 3313 sq ft - 308 sq m
(Excluding Outbuilding)**

Ground Floor Area 2058 sq ft – 191 sq m

First Floor Area 1255 sq ft – 117 sq m

Outbuilding Area 328 sq ft – 30 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 308 sq m / 3313 sq ft

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.

Jason Applebey
01491 844917
jason.applebey@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

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

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