PHILIP BOOTH ESQ.

2 Flint Close, Rotherfield Greys, Henley-On-Thames, Oxon, RG9 4FE

£900,000

- Spectacular 3-bedroom detached home built in 2022
- Bright open-plan living and a separate lounge
- 2 further double bedrooms and family bathroom
- Quiet cul-de-sac location, >1 mile from Henley town centre
- Presented in pristine condition with high-quality finishes
- Utility laundry room and downstairs cloakroom
- Rear patio terrace and landscaped garden
- Off-road parking and a single garage
- Principal bedroom suite with Juliet balcony and en suite bathroom
- Purpose-built garden room

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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2 Flint Close, Henley-On-Thames RG9 4FE

Reduced for a quick sale by a motivated seller - A striking 3-double bedroom detached home, built in 2022 and upgraded by the current owner to a spectacular condition. Bright open-plan living with a kitchen / dining / living space. Separate utility room. Generous lounge. Beautiful landscaped rear garden with patio terrace and garden room. Off-road covered parking for 1 car and a single garage. Quiet cul-de-sac with 1 other house, on the edge of open countryside and located just over 1 mile from Henley town centre. Offered with no onward chain

3 2 2 B

Council Tax Band: G

ACCOMMODATION
Situated in a quiet cul-de-sac which features just one other house, 2 Flint Close was built in 2022 by a local family developer, and lovingly upgraded in the few years since then. Built in a quintessential Chilterns style of black-painted wooden siding and brick and flint, a paved path leads up past attractive planting, to the portico and hardwood front door.

The entrance hall has wooden floors and windows on dual aspects. An under-stairs cupboard provides useful storage, and a cloakroom features a w.c., wash hand basin with cabinet, and a window. The house has 'wet' under-floor heating in every room on both floors. All the interior doors are oak.

Into the lounge, which is a comfortable reception space with wooden floors, a full-height double window to the front with fully integrated 'Seamless Lexiflux' blinds fitted, and a built-in German 'Hülsta' custom entertainment unit featuring LED lighting, shelving and cabinets. Glazed internal doors lead through into the large open-plan kitchen / living space. This is a dramatic and light-filled room with a southerly aspect, with ample space for a comfortable sitting room area, and space for an 8-10 seater dining table next to the kitchen.

The kitchen comprises modern fitted white gloss wall and base units with a quartz worktop. A breakfast bar has space for 2 or 3 stools beneath, and leads around to the built-in induction hob with stainless steel extractor hood over. Integrated appliances include a full-size fridge and full-size freezer, a dishwasher, and a pair of Neff ovens - one a microwave steamer and oven, the other a grill convection oven. The stainless steel 1 1/2 bowl sink features a Quooker instant hot water tap, and sits beneath a window overlooking the rear garden. A water softener is a useful addition, given the local hard water.

From the open-plan sitting area, a purpose-built utility laundry room features a washing machine and tumble dryer, and storage.

From the entry hallway, carpeted stairs lead up to the first-floor landing which has windows on 2 aspects. An airing cupboard provides useful storage.

The principal bedroom is a generous carpeted double bedroom, with wall-to-wall built-in wardrobes, a frosted glass Juliet balcony overlooking the rear garden, and an en suite shower room. This 2-tone tiled room features a walk-in shower with a hand wand attachment, a heated towel rail, a wash hand basin set into a drawer unit, a mirrored wall cabinet and a 'floating' w.c., with a window.

Bedroom 2 is a generous carpeted double with a large floor-to-ceiling window with fitted blinds to the front and a original feature fireplace.

Bedroom 3 is a carpeted double with a window to the rear and fitted blinds and a original feature fireplace.

The family bathroom features a tiled enclosed shower bath, with shower over, a wash hand basin set into a drawer unit, a mirrored cabinet, a w.c. and a heated towel-rail.

OUTSIDE

The fully-enclosed rear garden is a real feature of the house. Accessed via side gates, and from bifold doors in the kitchen / dining room, the large patio is tiled in Spanish porcelain, and with its electric awning, provides ample space for shaded al fresco seating and dining. The main garden has been landscaped with mature planting, trees, decorative lighting, and a path which leads to the Summer House. This peaceful purpose-built wooden structure is glazed, and could be used as a home office. Note, there is currently no power supplied to this structure, but it is possible. A separate garden area to the side of the house has been laid to shingle as a 'zen' garden. A door leads into the single garage.

The garage has power and light, and an electric up-and-over door. It connects to the driveway at the front, over which is a Japanese hard awning, serving as a car-port.

LOCATION
Living in Flint Close

Flint Close is a quiet cul-de-sac just off Highlands Lane in Rotherfield Peppard. The area is surrounded by rolling hills, farmland and lush woodland, close to footpaths and with a rural 'trim trail' that runs around the nearby Highlands Park development, which 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 Lane, with highly-regarded local chefs providing delicious food, seasonal events and enjoying a large pub garden. There is a pretty walk along country footpaths from the house in Flint Close to the pub.

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.

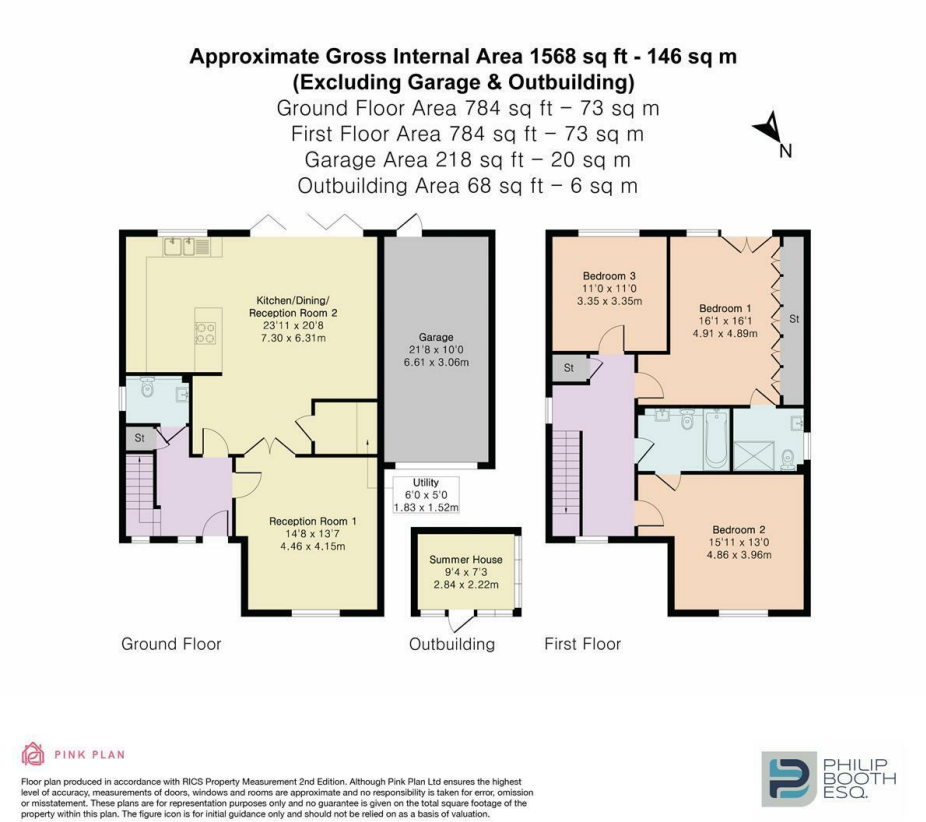
The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford and Crossrail / the Elizabeth Line) 55 minutes.

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.
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 G

Services
Mains electricity, gas, sewage and water
Broadband - Ultrafast fibre

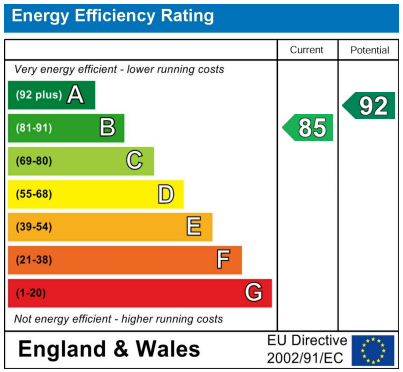


Directions

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. Just past the first row of houses, turn left into Flint Close.

Viewings

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



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