



LANDFALL, ST ANDREWS ROAD, HENLEY-ON-THAMES



LANDFALL, ST ANDREWS ROAD



Discreetly positioned behind secure, solid gates, this exceptional detached property is located on one of Henley's most sought-after roads and offers both privacy and convenience.

Re-designed with an eye for modern living, the property features an open-plan ground floor that is both spacious and inviting. Clever lighting enhances the atmosphere - warm and cosy in the evenings, while during the day, natural light floods the interior through the galleried landing and expansive windows.



THE PROPERTY

The ground floor centres on a large island, linking kitchen, dining and living areas, finished with wood, stone and metal. An L-shaped hall leads to a TV room/study, while a separate office with shower room and private entrance suits home working or annexe use. There is also direct garage access.

Upstairs, the principal suite includes a walk-in dressing room and en-suite. A galleried landing leads to a guest bedroom and en-suite, three further double bedrooms and a family bathroom.

Electric gates open to a paved driveway with ample parking and a remote garage. The front garden is mainly lawn with mature planting, while a sunny patio and rear terrace connect the rear garden to the kitchen.





LANDFALL, ST ANDREWS ROAD



PROPERTY INFORMATION

Services

Mains water, gas and electricity. Private drainage.

Local Authority

South Oxfordshire District Council

Council Tax

G

EPC

C

Postcode

RG9 1PL

What3Words

///referral.dentistry.giggles

Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



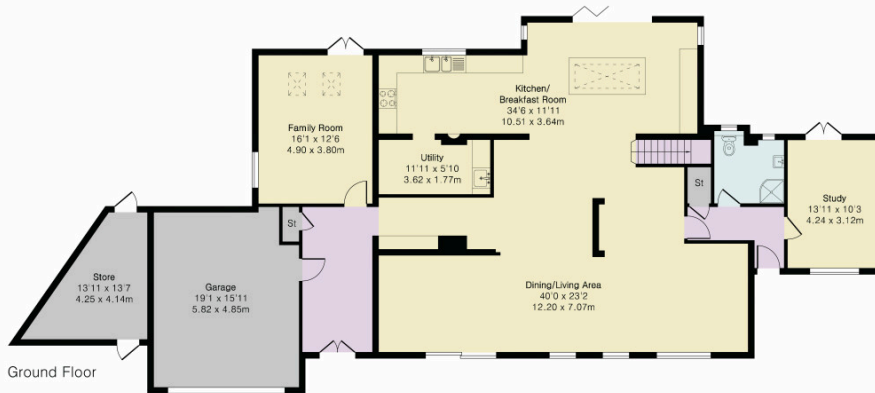
**Approximate Gross Internal Area 3887 sq ft - 361 sq m
(Including Garage)**

Ground Floor Area 2312 sq ft – 215 sq m

First Floor Area 1575 sq ft – 146 sq m



First Floor



Ground Floor



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