# Binfield Heath, Henley-on-Thames



POST



### Elegant sophisticated five bedroom house in an idyllic setting beautifully presented and maintained.



Henley-on-Thames 4 miles, Shiplake 1 mile, Reading 6 miles), M4 Spur (Junction 10) 2 miles, London Paddington 25 minutes from Reading (All distances approximate).





### Situation

Oakleigh is located in the popular village of Binfield Heath which has a local shop, Post Office, gastro pub and is surrounded by unspoilt countryside. The centres of Henley-on-Thames and Reading are both close at hand, offering an excellent range of shops and recreational facilities. There is a popular commuter rail service from Reading to London Paddington in under half an hour. The M4 motorway can be accessed at either Junction 8/9 or Junction 10 providing excellent road links to London Heathrow Airport and M25 motorway, as well as the West country. There are a number of extremely popular schools in the area including Queen Anne's, Caversham, Reading Blue Coat, Shiplake College, Pangbourne College and The Oratory School at Woodcote.

## **The Property**

Oakleigh is an elegant, sophisticated home with a very high-quality interior finish in a contemporary style offering quality and semi open plan living. It has landscaped gardens with views of the field beyond.

The property opens onto an attractive hallway where on the left is a door into a TV room. The hallway then follows into a spacious L-shaped, high specification kitchen with a central island. The kitchen opens into a bright sun room divided into dining & sitting areas. This is a perfect space for family gatherings and entertaining and overlooks the beautiful gardens to the rear. There is a utility room, cloakroom and a useful store room. From the kitchen on the left is the large sitting room overlooking the garden, with a log burner and feature oak mantle.

The first floor accommodation comprises a principal bedroom suite with an en-suite bath and shower room with high end fittings and a dressing room. There are 2 further double bedrooms with a Jack and Jill en suite shower room and a modern family bathroom.

The 2nd floor accommodation comprises an extremely large bedroom which, part of it is currently set up as an office. There is also a further double bedroom and a shower room. This floor would be ideal for a teenager.







Knight Frank Henley-on-Thames 20 Thameside, RG9 2LJ henley@knightfrank.com

#### We would be delighted to tell you more.

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### **Gardens and grounds**

Upon entering through electric gates into the gravel driveway there is a triple garage with a home office/studio and shower room above.

The rear garden is mainly laid to lawn, edged with flowerbeds, a feature pond and fountain. There is a large terrace perfect for al fresco dining overlooking the field at the rear and room for a hot tub.

### **Directions (RG9 4LE)**

From Henley-on-Thames follow the signs for Reading on the A4155. Continue on this road for approximately 2.5 miles to Shiplake passing the War Memorial on your left and turn right on the brow of the hill into Memorial Avenue. At the T junction turn right, and continue into the village, turn left just before the shops into Dunsden Way and Oakleigh can be found on the left hand side.

#### **Local Authority**

South Oxford District Council

### Services

All main services, electricity, gas and water

### **Fixtures and Fittings**

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains and light fittings are specifically excluded from the sale, but may be available by separate negotiation.

### Viewing

Strictly by appointment only with the sole agents Knight Frank LLP.



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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.

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