



Horse Leys, Rotherfield Greys, Henley-on-Thames



One of a collection of newly built family homes

Knight Frank are pleased to offer a wonderful collection of five newly built properties off Highlands Lane, Henley-on-Thames. There are four five bedroom, and one three bedroom properties available.

This brochure details one of the stunning five bedroom detached houses, with five bathrooms, a reception room and a generous open plan kitchen and dining area.

Located on the edge of Henley-on-Thames and Rotherfield Greys, the house is finished to the highest specification with a Lanzet and Krieder kitchen, Neff appliances, a security alarm system and the latest in fibre cabling for TV and satellite communications.



Guide price: £1,250,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: TBC

Services: Mains electricity, gas and private drainage





The property

1b Horse Leys is a stunning new home. The front door opens into the entrance hall with stairs leading to the first and second floors and doors radiating to the reception room and kitchen/dining room. To the left is the double-aspect sitting room with double-height windows, allowing natural light to flood throughout the room. The property benefits greatly from a wonderful kitchen/dining room. This light and airy room has bi-fold windows opening on to the rear garden, a great entertaining space. The kitchen area has a range of wall and base units beneath a Silestone worktop and a central island, with a range of Neff integrated appliances, including a double oven, microwave, and induction hob with cooker hood.



The property has been designed to incorporate the touches and features that make everyday life a little easier.



Garden and grounds

To the front of the property is a brick paved drive leading to the front door and the garage with parking. The rear garden is mainly laid to lawn with a paved terrace outside the kitchen/dining room, it has wooden fencing on the boundaries and side access to the front.

The property (continued)

There is also a Zanussi dishwasher and fridge freezer and ample room for a dining table, perfect for open-plan family living. The ground floor accommodation is completed with a useful utility fitted with a Siemens washing machine, a tumble dryer, and a side door to the outside.

The first floor comprises a principal bedroom with an en suite shower, dressing room and double height windows with Juliet balcony. There is a guest bedroom with large windows and access to the family bathroom, with Jack and Jill access, and one further double bedroom with en suite shower. From the spacious landing is a second staircase to the second floor with an additional two bedrooms, one with an en suite shower and a Jack and Jill family bathroom with access to the fifth bedroom.





Situation

Located between Henley-on-Thames and Rotherfield Greys in a semi-rural situation with a collection of shops and a fitness centre a short distance from the house. Henley is a pretty market town on the banks of the River Thames, famous for The Royal Regatta. It boasts many excellent eateries and a good selection of shops. It is well placed for access to the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead. The larger centres of Oxford, High Wycombe and Reading are easily accessible for a more comprehensive range of amenities. Schools in the area include Valley Road, Trinity C.E. Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coats, and Queen Anne's School to name a few.



Directions (RG9 4BQ)

From M4 from London, exit at J8/9 signed to Henley-on-Thames and Marlow bearing right on to the A404. Take the 2nd exit signed to Henley-on-Thames following this road through Hurley. Upon entering Henley-on-Thames, proceed over the bridge and over two sets of traffic lights into the centre of town. Continue through the third set of traffic lights towards the town hall and past Market Place on the right-hand side. Take the next left into Greys Road car park, proceed through the car park and turn right at the exit on to Greys Road. Follow this road up the hill for approximately 1 mile. Upon reaching the roundabout, proceed straight over and follow the road around the bend. After around 100 meters turn left into Horse Leys, and 1a is the first new property on the left.



There is engineered oak flooring in the hallway and kitchen areas and underfloor heating throughout the property.

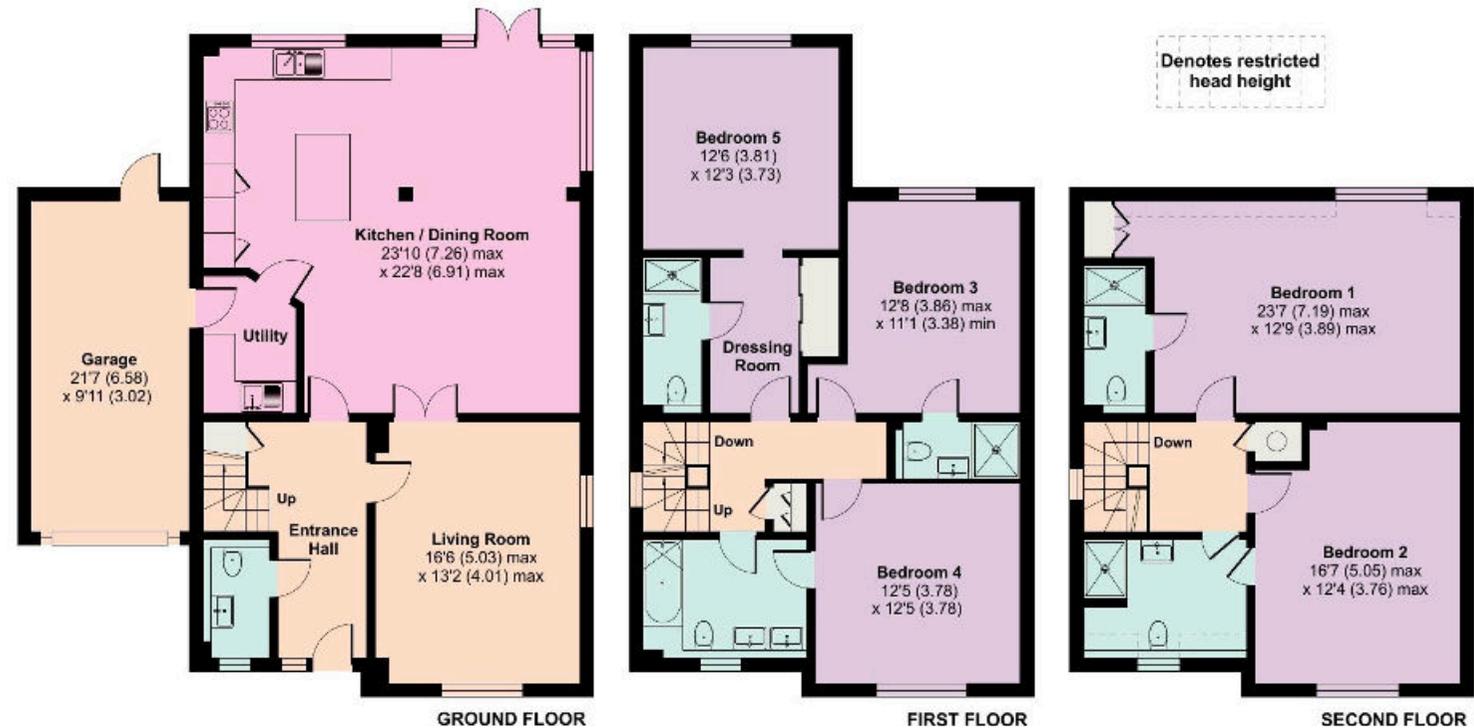
Horse Leys, Rotherfield Greys, Henley-on-Thames

Approximate Area = 2582 sq ft / 239.8 sq m (includes garage)

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 2610 sq ft / 242.4 sq m

For identification only - Not to scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

knightfrank.co.uk

I would be delighted to tell you more

Jason Applebey

01491 844900

jason.applebey@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 September 2022. Photographs and videos dated September 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.