



Greys Road, Henley-on-Thames RG9

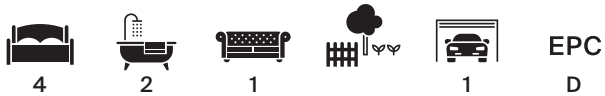
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# A well-proportioned family home with great potential.

Knight Frank are delighted to present this detached four-bedroom house which is perfect for a family looking to make it their own. The ground floor offers versatile living space, including an L shaped living / dining room, a study, kitchen, utility, entrance hall and an integral garage. On the first floor the principal bedroom boasts a balcony overlooking the lovely garden, three further double bedrooms and a family bathroom.

The property is less than a mile from the centre of Henley-on-Thames, a pretty market town on the banks of the river Thames famous for The Royal Regatta.



**Guide price:** £1,175,000

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services



## The property

The entrance hall leads into the main reception room, study and kitchen. The spacious living room/dining room has two sets of patio doors leading out to the rear garden. The kitchen is a generous space with a range of fitted floor and wall units and with access to the dining room at the rear, and also to a utility that leads to the integral garage. To the front of the house is a double aspect study. Finally, a downstairs W.C. and storage cupboard can be found in the entrance hall.







## The property (continued)

Upstairs the four double bedrooms and family bathroom are all accessed via a central galleried landing. The principal bedroom with dressing area and en suite shower is at the rear of the property and includes a wonderful balcony overlooking the attractive gardens. Three further bedrooms, all with fitted wardrobes, are served by the family bathroom.



## Garden and grounds

The house is set back from the road behind mature planting and approached via a generous tarmacked driveway with ample parking. The south-facing rear garden, which can be accessed from the front via a side passage, is mainly laid to lawn with mature shrubs, hedges and trees, providing a great sense of privacy. A lovely paved terrace at the rear of the house offers an additional space for al fresco dining.

## Situation

The property occupies an elevated position above Henley-on-Thames, less than a mile from the town centre. There is also a convenient selection of shops a short walk from the house. Henley is a pretty market town on the banks of the River Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It has many excellent restaurants and a good selection of shops. Henley is ideal for accessing the M40 motorway (J4) at High Wycombe and the M4 motorway (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 Trinity C.E. Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coats, Queen Anne's School and Cranford House School to name a few.





## Greys Road, Henley-on-Thames

Approximate Area = 2348 sq ft / 218.1 sq m

Garage = 132 sq ft / 12.2 sq m

Shed = 58 sq ft / 5.3 sq m

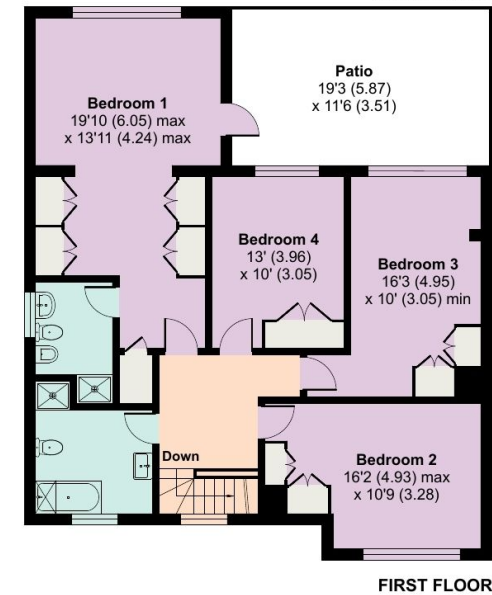
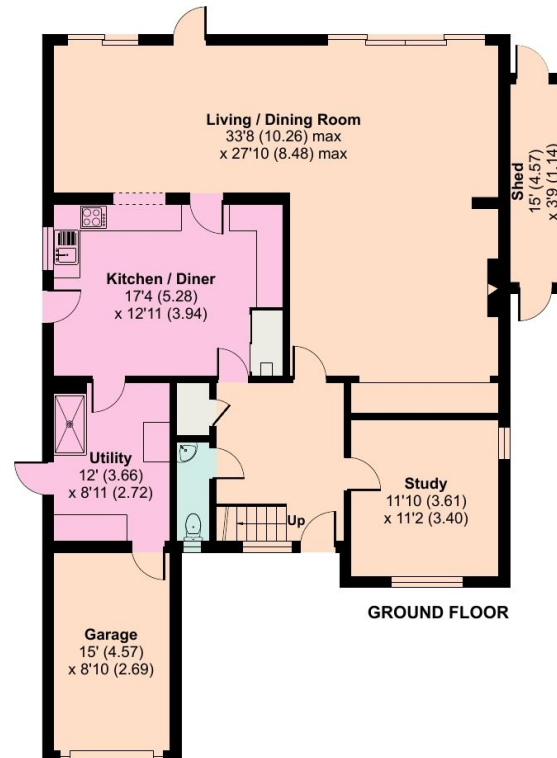
Total = 2538 sq ft / 235.7 sq m

For identification only - Not to scale



### Directions (RG9 IQN)

From Henley Bridge, proceed towards the town hall and turn left into Greys Road car park. Turn right onto Greys Road and follow this road up the hill. The property is on the left, a few houses beyond Green Lane.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Knight Frank. REF: 1120956

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I would be delighted to tell you more

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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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