



Normanstead, Henley-on-Thames, Oxfordshire



An exceptional modern family house

Appletree Lodge provides excellent accommodation over two floors, consisting of four bedrooms, four bathrooms, a sitting room, study, a kitchen with family sitting room, a dining room and a utility. The property has a beautifully landscaped garden on three sides of the property and has parking for several cars.

This modern 'eco- house' is superbly energy efficient and has been built with 'Passive House / Grand Designs' principles. Thus, the house needs 90% lower energy input than that of other buildings.



Guide price: £2,650,000

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains electricity and water.

The property

Appletree Lodge is entered via a covered porch and into an entrance hall. From the entrance, you access the sitting room, with a large fireplace and a mixture of fitted cupboards and shelves; the room is double aspect with full-height windows allowing natural light to fill the room. Opposite the sitting room is a hallway leading to the study, kitchen, family living room and dining room. The property benefits greatly from a fantastic kitchen/living room/dining room. This light and airy open-plan room has beautiful views over the garden on three sides through full-height windows. The kitchen area has a range of wall and base units beneath a ceramic worktop and a central island with a beautiful wooden worktop and bar. Several integrated appliances include a dishwasher, fridge and freezer, and an 4 oven Everhot range eco cooker. To one side of the island unit is an integrated breakfast bar. A feature raised open fire place and pillars split the spacious family sitting room area from the dining room; both rooms have double doors opening out on three sides of the rooms and into the beautifully designed garden. All the rooms have polished concrete floors and triple-glazed floor to ceiling windows.





The property (continued)

The steel stairs rising to the first floor are from the rear of the hallway and open to a spacious, light landing with large picture windows looking out over the gardens. To one end of the landing is a large bedroom with a dressing room and en suite shower; this room also has a glazed door opening on to a delightful west facing balcony, a wonderful place to relax.



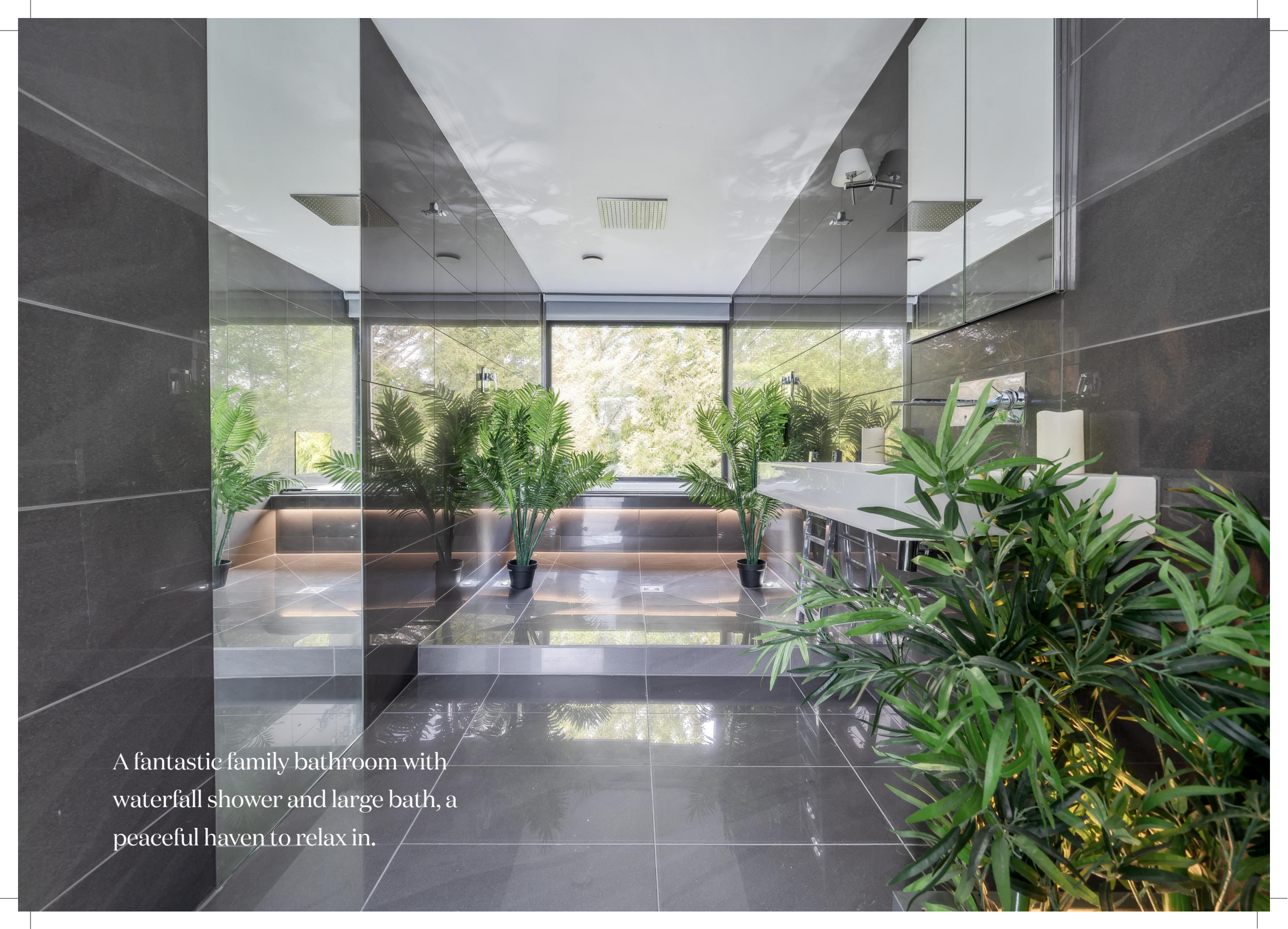
A wonderful contemporary home situated in a quiet residential area of Henley-on-Thames.



The property (continued)

There are three further bedrooms, two with an en-suite shower and hanging space for clothes, and a magnificent family bathroom with an open plan walk through waterfall shower. The principal bedroom has a large dressing room, an en suite shower and large windows. All the rooms have white painted floorboards and double entrance doors, giving a sense of light and space. All the showers have glass sky ceiling panels, allowing natural light into the shower.



A modern family bathroom with dark grey tiles, large windows, and several potted plants. The room features a waterfall shower and a large bath. The space is bright and airy, with natural light streaming in from the windows. The dark grey tiles are highly reflective, creating a sleek and sophisticated look. The large windows offer a view of lush greenery outside. Several potted plants, including ferns and other leafy varieties, are placed throughout the room, adding a touch of nature and freshness. The overall design is clean, minimalist, and functional, providing a peaceful haven for relaxation.

A fantastic family bathroom with waterfall shower and large bath, a peaceful haven to relax in.

Garden and grounds

Appletree Lodge has a beautifully landscaped garden on three sides of the property. To the front is a driveway with room for several cars and secure gated access to the garden. The garden has a mixture of paving, gravel and composite grass on different levels, with numerous seating zones under wooden pergolas. The garden also has two water features: a rectangular pond with a bridge accessed from the dining room and a fantastic white rill installed with mood lighting at the front of the property. A mixture of brick walls and wooden fencing borders the garden, and flowerbeds are well stocked with architectural plants, shrubs and perennials, giving excellent privacy. The property also owns a stretch of the private Normanstead road with a planted boundary and offers parking for additional cars.

Situation

It is located within easy distance of all that Henley has to offer. It is a short distance from Henley's leisure complex and local schools, including Gillotts School, Trinity Primary School, St Mary's Preparatory and Rupert House. It is a short walk or drive to the town centre with all the available recreational, shopping, cafes and restaurants. Henley Station has trains to London Paddington (via Twyford) taking approximately 52 minutes. Henley town benefits from two major supermarkets, a theatre, a cinema, excellent private member's clubs, the River and Rowing Museum and access to boating and rowing on the River Thames. Oxford and Reading are easily accessible, providing extensive high-street shopping and recreational activities.



Appletree Lodge, Normanstead, Henley

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Approximate Area = 2816 sq ft / 261.6 sq m

Shed = 115 sq ft / 10.6 sq m

Total = 2931 sq ft / 272.2 sq m

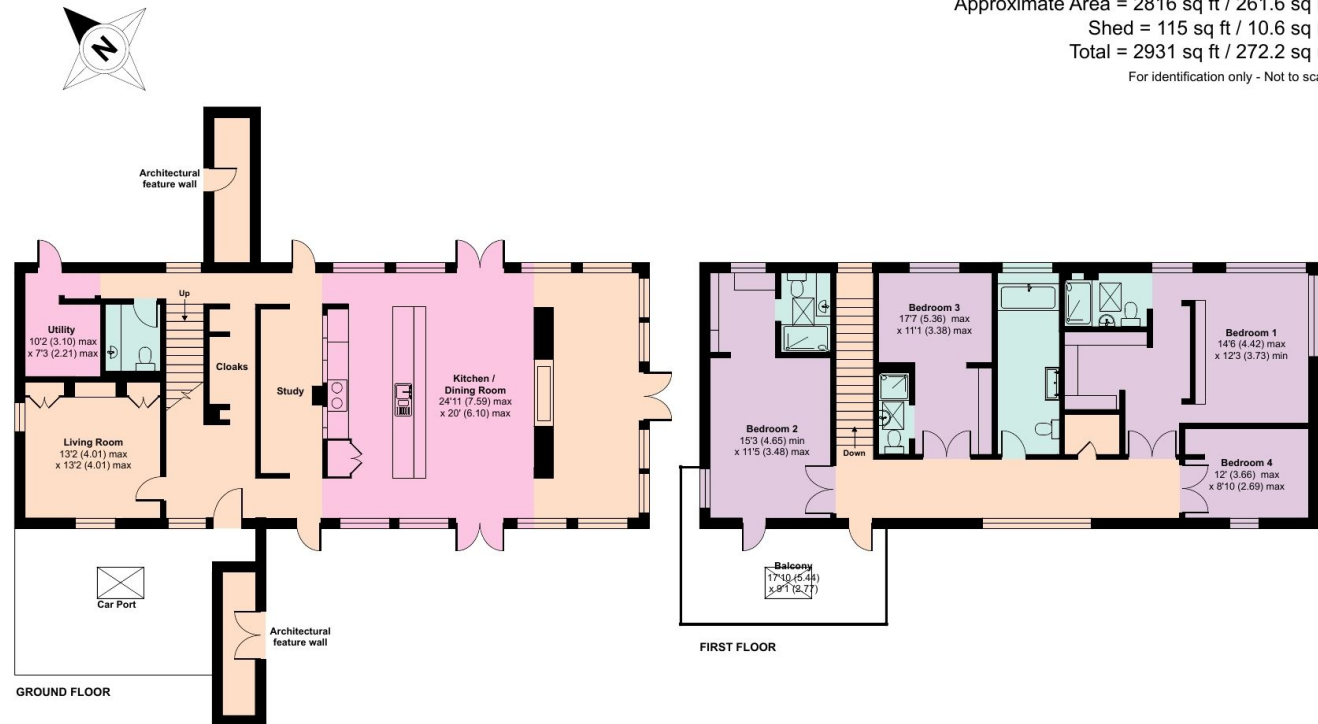
For identification only - Not to scale

Directions (RG9 IXR)

From the central traffic lights, continue straight over with the marketplace on your right, take the first left into Greys Road car park, then continue straight through and turn right into Greys Road at the junction. Take the second left to Church Street and continue round the corner into Greys Hill.

Normanstead can be found after about 160 metres on the left, and Appletree Lodge is located on the corner on the left.

Marlow 8.8 miles; Reading 8.8 miles; Central London 36.7 miles; Heathrow Airport 24.2 miles M25 20.6 miles; M4 9.7 miles; M40 12.1 miles. (Distances approximate).



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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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