

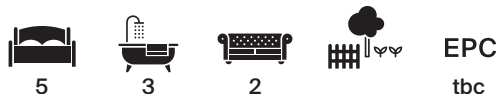


Binfield Heath, Henley-on-Thames, Oxfordshire

A beautiful home situated in a popular village.

Knight Frank are delighted to offer this exceptional property situated in the highly popular and excellently located village of Binfield Heath. The quality of the property becomes evident as soon as you enter the house, crafted by James Ransom of Tamesis Properties, creating a fantastic property that enhances the landscape of the area. Every detail has been thoughtfully considered, with accents of the local Chilterns architecture evident throughout.

10 year ICW structural warranty, 2 year builders' warranty by Tamesis and a 10 year warranty on kitchen/utility, windows, bifolds and wardrobes. Acoustic insulation, including between floors and houses, ensures privacy and soundproofing.



Offers in excess of: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: tbc

Services: Mains electricity and water. Air source heat pump.



The property

A recessed porch has decorative oak brackets and a Victorian chequerboard-tiled floor leading to the oversized front door, and opening on to a splendid entrance hall, a space that brings warmth and hospitality. The herringbone parquet floor is beautifully finished, with oak fire doors (fitted throughout) and a hand finished coats cupboard adding useful storage, complemented by elegant Georgian-inspired corniced ceiling and wood panelling, the hall has doors radiating to the reception rooms. The magnificent sitting room boasts a large bay window (all windows are aluminium framed Hazlemere Windows and Doors) a hand finished fireplace featuring bricks sourced from the original property on the site, and a continuation of the Georgian inspired cornicing. There is a ground floor cloakroom, where the wood panelling continues, along with parquet flooring and a fitted WC and basin/vanity unit.

The property benefits greatly from a superb open plan kitchen/living area. This light and airy room has wonderful views over the rear gardens.



The property (continued)

The kitchen area has hand finished repaintable solid wood units designed by the renowned Harvey Jones. This space includes granite worktops, a Bora pure induction cooktop with integrated cooktop extractor, double oven including multi oven by Fisher & Paykel, integrated Siemens dishwasher, Quooker Cube 5 providing boiling, hot, cold and carbonated water, Fisher & Paykel American style fridge/freezer with ice maker, and a Caple wine cabinet. Bi-fold doors and a beautifully finished lantern roof with wood panelled detailing ensure the room is flooded with natural light and ideal for entertaining. An elegant arch leads to a separate utility with Miele washer and drier, granite worktops and Harvey Jones hand finished units including a useful boots and coats cupboard. There is also a separate access to the terrace and garden for muddy boots and dog cleaning.

A hand built oak staircase leads to a spacious landing on the first floor, where there is a utility cupboard housing the hot water cylinder and immersion tank.



The property (continued)

The principal suite, has a dressing room and fitted wardrobes. There are far reaching views over open countryside to the rear, and the en suite is a wonderful mix of timeless elegance with wood panelling, twin vanity units, sanitary ware by Grohe (throughout the property) including a superb rainforest shower with handheld attachment and large inset mirror. There are two further double bedrooms, the larger also featuring fitted wardrobes and desk area. The family bathroom, with wood panelling and a stunning contemporary freestanding bath finished in navy blue, with floor standing Grohe taps in addition to a screened double cubicle with rainforest shower over and handheld attachment. There is a wash basin with elegant vanity unit, and a smart mirror.

From the landing is a staircase leading to the second floor, with a large landing and fitted storage. There is a self-cleaning ceiling light with wood panelled detailing, bringing natural light into both landing spaces. The fourth bedroom is an excellent double room and features a large storage space. At the rear is the spacious games room/bedroom five. Two Keylite windows bring in plenty of natural light and give you wonderful views of the surrounding countryside.

Garden and grounds

The garden is enclosed for utmost privacy. A bespoke Oroko gate opens to a large side access and paving runs through the garden, leading to an easily accessible air source heat pump. At the front of the property is an electric car charge point.

At the rear, pleached Red Robin trees form a neat border and add to the privacy of the outside space. The landscaped garden has well-stocked flower beds and a lovely lawned area with a superb terrace with a sunny south-easterly aspect. The terrace is a great extension of the kitchen connecting seamlessly through bi-fold doors creating a fantastic entertaining space. An outdoor power point and tap provide convenience and functionality.





Situation

Binfield Heath is a flourishing village and acclaimed for its gastronomic excellence, boasting renowned restaurants, and farm shops nearby. A well maintained playpark and football field is across the road. There is a local family-run village shop, a bus service and the area offers a wealth of footpaths and bridleways, and beautiful bluebell woods.

Various rowing clubs, including those associated with the world-renowned Henley Royal Regatta are also easily accessible. There are also several golf clubs, including Henley, and Sonning Golf Clubs, and Phyllis Court Club, a popular private members club in Henley. Shiplake tennis club, and Caversham Lakes with open water swimming, paddle boarding, aqua park and nature trails.



- ★ Elm Villas
- ★ Shiplake Primary
- ★ Shiplake College

Situation (continued)

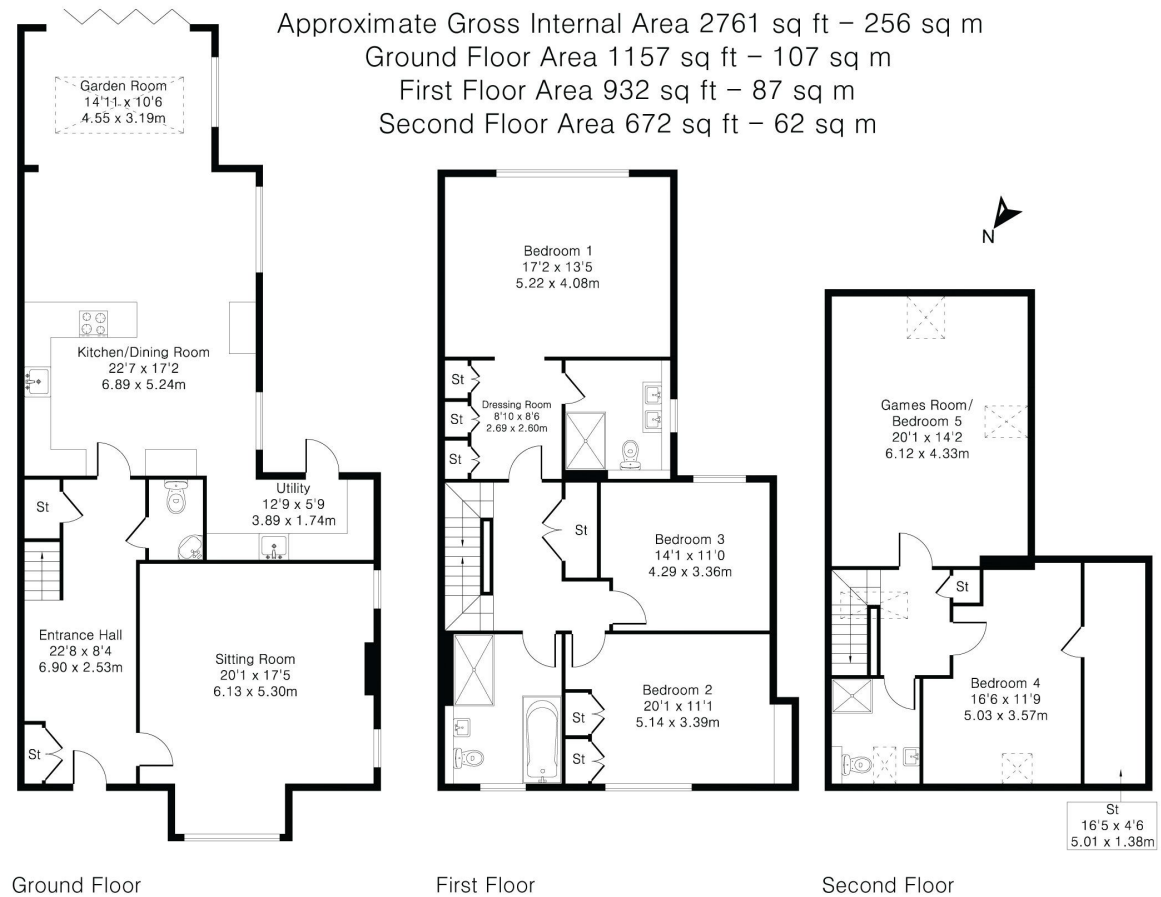
There are several good schools in the area, including Shiplake Village Nursery, Shiplake CE Primary School, Peppard Primary School, Gillotts School (OFSTED outstanding), Henley College, Shiplake College and Queen Anne's Caversham to name just a few. Shiplake railway station is situated 2.4 miles away, while Reading, less than 5 miles distant provides a mainline station, offering regular trains to London Paddington in approximately 25 minutes, with the Elizabeth Line (CrossRail) providing travel between East and West London. Road links are excellent, with easy access to the M4 and M40 motorways, and the M25 within 25 miles.



Directions (RG9 4LE)

From the Knight Frank office in Henley-on-Thames proceed along the riverside over the traffic lights continuing into Station Road. At the traffic lights turn left onto the Reading Road. Continue to Shiplake passing Shiplake War Memorial and the turning to Lower Shiplake on the left-hand side. Continue until reaching the staggered cross-roads just before Shiplake College. Turn right at the cross-roads into Memorial Avenue towards Shiplake Cross and Binfield Heath. Follow the road and at the T junction turn right towards Binfield Heath, continue into Binfield Heath and in front of the village shop turn left and the property is found on the left.

Approximate Gross Internal Area 2761 sq ft – 256 sq m
Ground Floor Area 1157 sq ft – 107 sq m
First Floor Area 932 sq ft – 87 sq m
Second Floor Area 672 sq ft – 62 sq m



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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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