



Middle Assendon, Henley-on-Thames, Oxfordshire

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# A spacious four bedroom family home.

Knight Frank are delighted to offer this delightful family home that is situated in a quiet lane in the pretty village of Middle Assendon. Bank House is a modern home with spacious accommodation set in a south-facing garden. The property comprises four bedrooms, two bathrooms, three reception rooms, a spacious kitchen with utility and a conservatory.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** Mains electricity, gas and water. Private drainage

## The property

The property is entered via a welcoming reception hall leading to the principal reception rooms and kitchen. The sitting room with an open fireplace has French doors opening to a decking area overlooking the garden; from the sitting room is access to a spacious double-aspect study which flows through to a conservatory/playroom with glass sliding doors. The spacious kitchen is light, airy, with a large skylight allowing natural light to fill the room, and has lovely views over the rear garden. The kitchen area has a range of wall and base units beneath a composite worktop with a good selection of integrated appliances, including a dishwasher, double oven, and an American fridge and freezer. From the kitchen is access to a utility room with a range of units, a sink, a door to the rear garden utility area (vegetable garden), and access to the garage. To the side of the kitchen is the large dining area with ample space for a seating area, and sliding patio doors that open to the decking that overlooks the garden, an excellent place for family entertaining.





## The property (continued)

Stairs rise to the first floor on to a landing with a large window providing natural light to flood over the staircase and first floor. There is a principal bedroom with an en suite bathroom and fitted wardrobes; there are a further three bedrooms, one with a fitted basin and one with access to the loft room via open steps. A spacious family bathroom with a shower over the bath and underfloor heating completes the first-floor accommodation.



## Garden and grounds

Bank House has a delightful south-facing garden that encircles the property. To the front is a gravel driveway, with space to park several vehicles leading to the garage, with a path leading the front door and also to the rear garden, all bordered by attractive flowerbeds.

To the rear is a pretty garden, laid mainly to lawn bordered by flowerbeds filled with a wonderful selection of shrubs and perennials and to the back of the house is a decking area, a great place to enjoy al fresco entertaining. To one side of the garden is a utility area with a shed and vegetable garden. The garden has a great sense of privacy with a mixture of hedging and wooden fencing on its borders.





## Situation


Middle Assendon is situated in The Stonor Valley, an Area of Outstanding Natural Beauty just outside Henley-on-Thames. The charming riverside market town of Henley-on-Thames is just 2 miles away with plenty of amenities, including a 3-screen cinema, theatre, a comprehensive range of shopping facilities, many restaurants and cafes and walks along the towpath. The town also hosts many festivals, including the Henley Music Festival and the Royal Rowing Regatta.

There is a good selection of public and state schools for all ages, including Rupert House School, Gillotts School, The Henley College, Shiplake College and The Oratory Preparatory and Senior Schools. The Stonor Valley provides numerous country pursuits with bridleways and footpaths for walking, cycling and horse riding. Stonor Park, one of England's oldest country houses, is open to the public, with visitors able to enjoy the house, tea rooms, gardens and the many delightful events during the Spring and Summer.

Commuter links are excellent, with Reading nearby providing a mainline rail service into London Paddington in less than 30 minutes. Cross rail extending to Reading will further enhance the links with direct trains from Reading to the City of London.


The M4 and M40 Motorways are also easily accessible. Henley 2.5 miles; Maidenhead M4 Junction 8/9 - 12 miles; Stokenchurch M40 Junction 4 - 11.5 miles; London Heathrow - 27 miles; London West End - 37 miles. (Distances are all approximate)





## Directions (RG9 6BD)

From the centre of Henley-on-Thames proceed along the Fairmile (A4130) towards Oxford. At the end of the Fairmile, fork right (before the dual carriageway section) signposted Stonor and The Assendons. Continue along the B480. After The Rainbow Pub turn left into White Lane and Bank House is the first property on the left.



The house is situated in a quiet lane, a perfect location for those who enjoy countryside pursuits.

# Bank House, Middle Assendon, Henley-on-Thames

Approximate Area = 2740 sq ft / 254.5 sq m (includes garage)

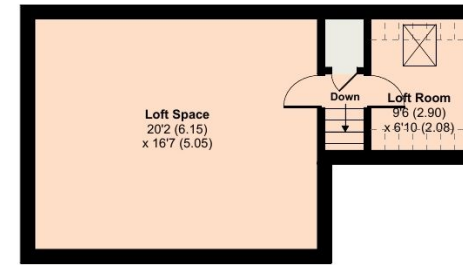
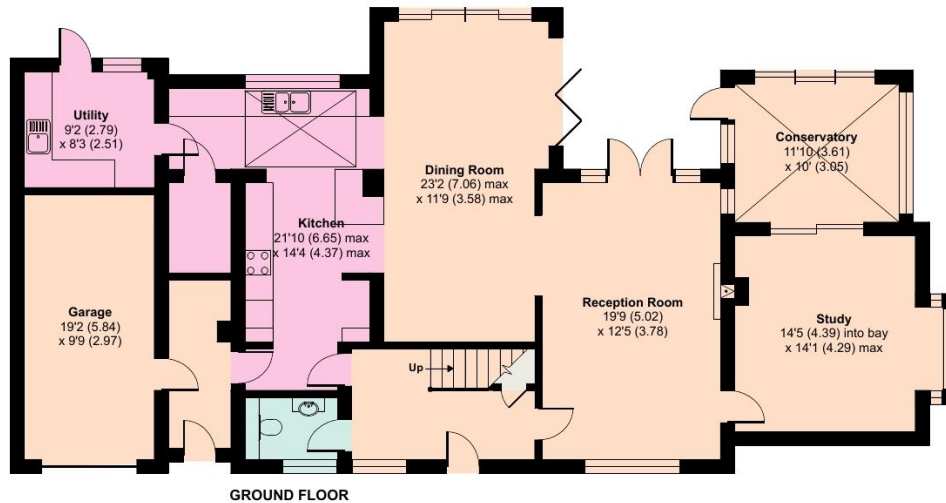
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 2760 sq ft / 256.4 sq m

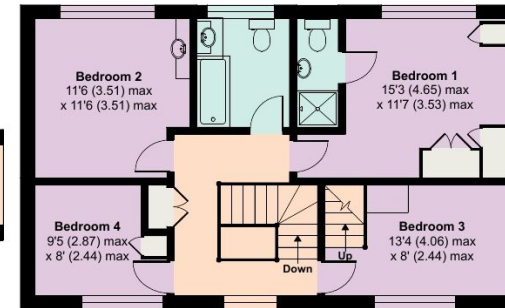
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR

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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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