

Lambridge Wood Road, Henley-on-Thames.

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## A detached house in popular residential road.

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Knight Frank are pleased to offer this three/five bedroom detached property with offering flexible accommodation and lots of potential. It is situated on one of Henley's most desirable residential roads and set in a mature private garden with a large south-facing terrace and swimming pool. The property comprises three/five bedrooms, three bathrooms, a W.C, one/three reception rooms, a kitchen, a utility and a double garage.



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**Guide price:** £2,000,000

**Tenure:** Available freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services.

## The Property

Upon entering the house, a porch leads into the spacious reception room with large windows allowing natural light to fill the room. Steps lead up to the dining room and kitchen, with sliding doors opening on to the terrace. The kitchen has a range of floor and wall units and a selection of integrated appliances, including a split-level oven. To one side of the kitchen is access to the utility room with ample space for a washing machine and tumble dryer and it also houses the boiler. From the utility is a door leading to the side of the house. Doors lead through to the rear hallway that leads to two further rooms (currently used as bedrooms but could also be used as reception room/study), and a family shower room. Stairs rise to the first floor on to a galleried landing, leading to a principal bedroom with large windows to take full advantage of natural light and an en suite bathroom; it also has French windows opening on to a roof terrace. There are two further bedrooms, one with fitted cupboards and a family bathroom.





## Garden and grounds

20 Lambridge Wood has a good-sized garden. To the front is a in/out driveway with a central grass area and parking for several cars in front of a double garage. The boundary has a mixture of hedging and mature trees. The garden continues around the side of the property.

To the rear, the garden is laid mainly to lawn with a delightful south-facing terrace around a heated swimming pool. The garden is bordered by a mixture of wooden fencing, mature trees and hedges, giving the garden a sense of privacy. To the rear of the garden is a gate that accesses the woodland behind and footpaths, ideal for those who enjoy walking. There is also a store room and pool room, that houses the pump and heater.

## Situation

Lambridge Wood Road is one of Henley-on-Thames' finest locations, being a no-through road with access at the far end to Lambridge Wood and up into the Chiltern Hills. The River Thames is close by for boating activities and rowing clubs and is the setting for the renowned Royal Regatta each year and the many and varied Henley festivals during the summer months. This riverside town provides an extensive range of boutiques, shops, and restaurants, and its caf   and bistro culture is much sought-after by both locals and visitors to the town. The Queen Elizabeth line from Twyford to London enables you to travel into the centre of London in under an hour. The railway station provides a link to the mainline station of Twyford with its fast commuter service into London Paddington, taking approximately 40 minutes. The property is also well placed for access to the motorway network via the M40 (J4) and the M4 (J8/9). Central London is around 40 miles away, and London Heathrow Airport is about 26 miles. The larger centres of High Wycombe and Reading are also easily accessible, providing a wider range of facilities. The area is well served, with excellent private and state schools.



The property has spacious and flexible accommodation over two floors.



## Directions (RG9 3BS)

From the centre of Henley-on-Thames proceed north towards Wallingford and Oxford and onto the Fair Mile. After about 1 mile turn left into Lambridge Wood Road. Continue along this lane and around a right-hand bend and 19 Lambridge Wood can be found in a cul de sac further along on the righthand side with an in and out driveway with a grassed area.



# Lambridge Wood Road, Henley-on-Thames

Approximate Area = 2136 sq ft / 198.4 sq m

Garage = 291 sq ft / 27 sq m

Total = 2427 sq ft / 225.4 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1139658



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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