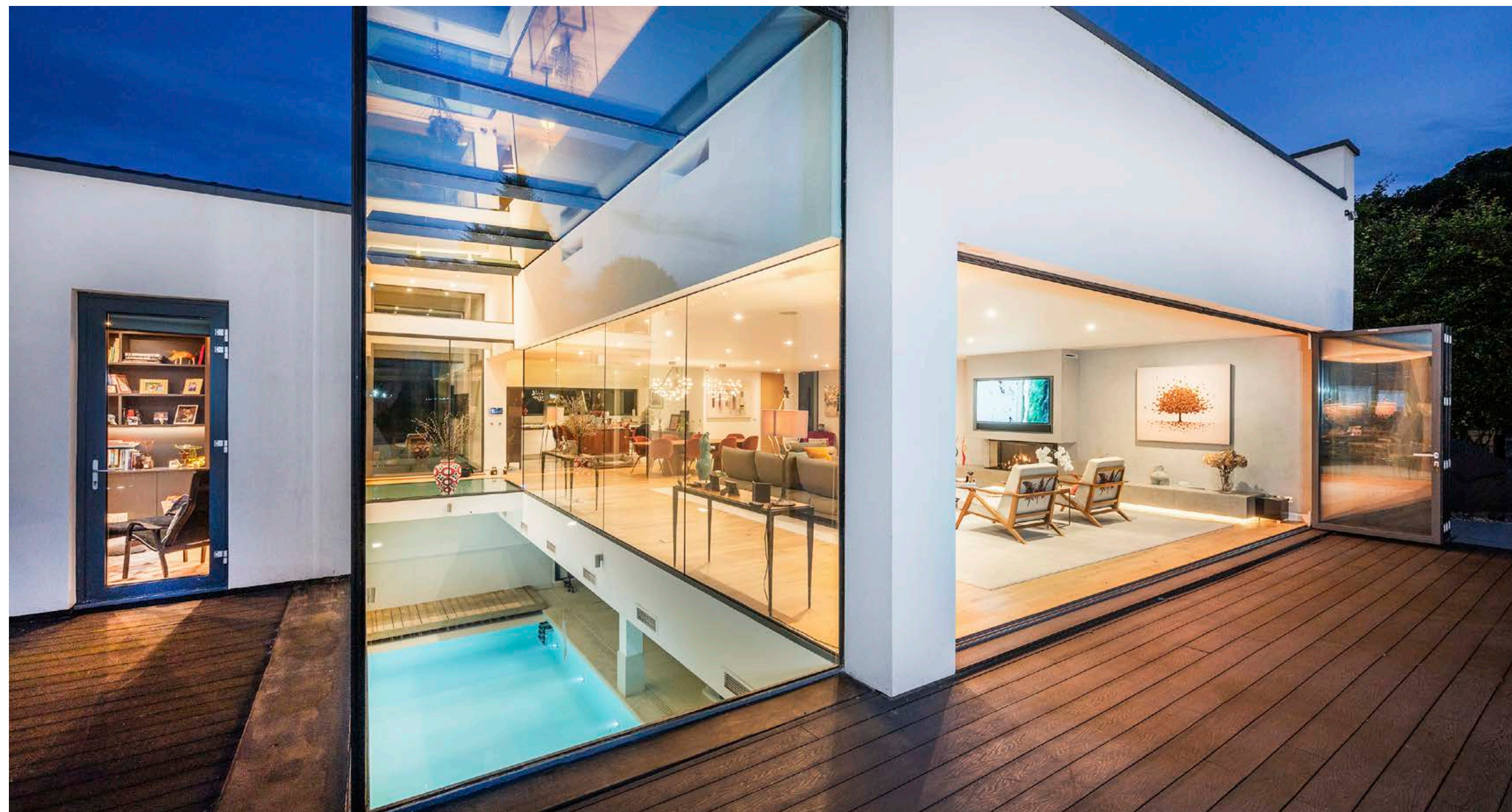




2 Lambridge Wood Road

Henley-on-Thames, Oxfordshire





A contemporary family home in a sought-after location near Henley-on-Thames.

Henley-on-Thames 0.5 miles (Trains to London Paddington via Twyford taking from around 21 minutes), Elizabeth line from Twyford to London,

High Wycombe 7 miles, Marlow 8 miles, Reading 9 miles (trains to London Paddington from around 23 minutes).

(Distances and times approximate).



5

4

3

Summary of accommodation

Reception hall | Kitchen/sitting/dining room | Snug/playroom/TV room | Principal bedroom with dressing room and en suite bathroom

Guest bedroom with en suite shower room | Three further bedrooms | Family bathroom | Utility room | WC

Swimming pool | Hot tub | Shower and changing room | Gym area | Sauna | Plant room

Home office/family room with doors to first floor decked terrace | Storage

Garden and Grounds

Detached double garage with store | Formal and lawned terraced gardens | Decked area to rear of house

In all about 1.09 acres

Situation

Times and distances are approximate



Access to the motorway network via the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead Thicket



Henley railway station provides a link to the mainline station of Twyford from where the Elizabeth line provides fast trains to London



Eton College

St George's School at Ascot

The Abbey

Reading Bluecoats School

Claire's Court

Rupert House School in Henley

Papplewick School, Shiplake College

The Oratory, Queen Annes in Caversham

The Dolphin School in Hurst



There is boating, sailing, and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta.



There are many beautiful walking trails along the river Thames and in the surrounding countryside.



Castle Royle Golf & Country Club

Hennerton Golf Club

Temple Golf Club

Badgemore Park

Henley Golf Club

Huntercombe



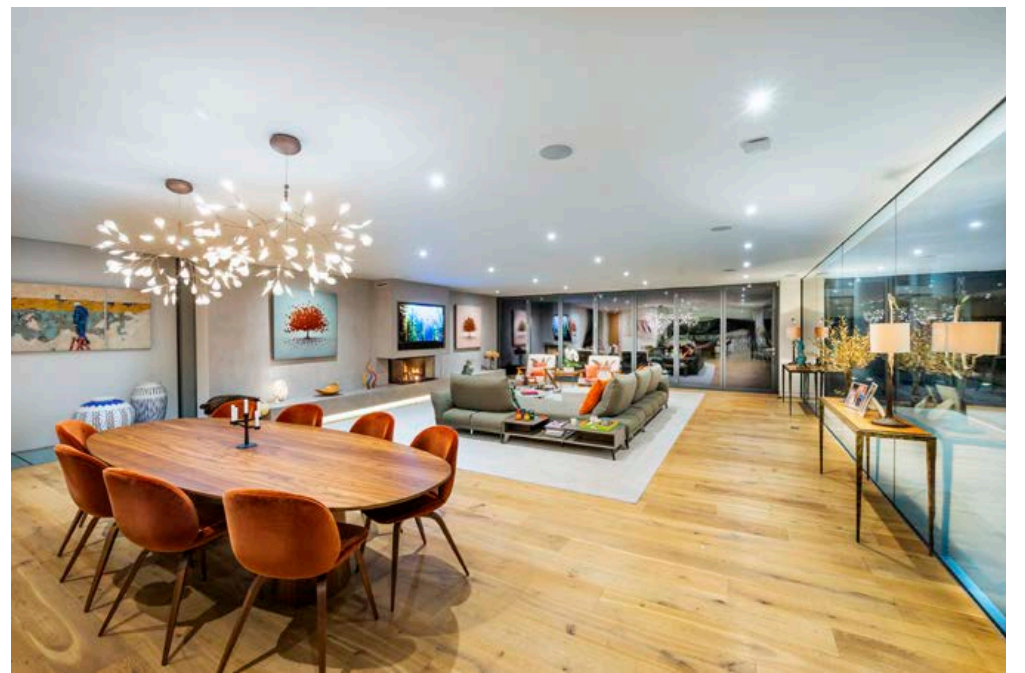
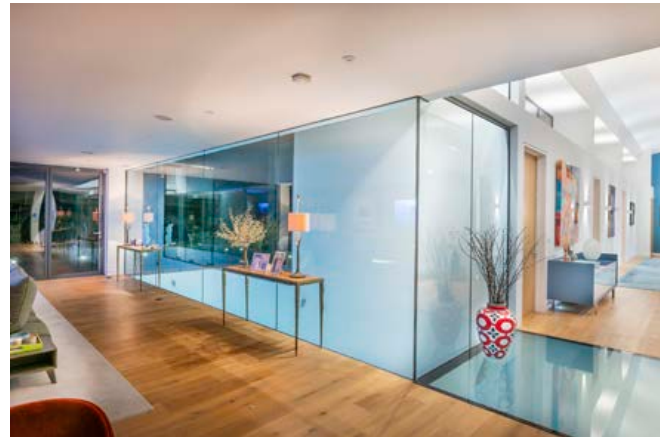
2 Lambridge Wood Road

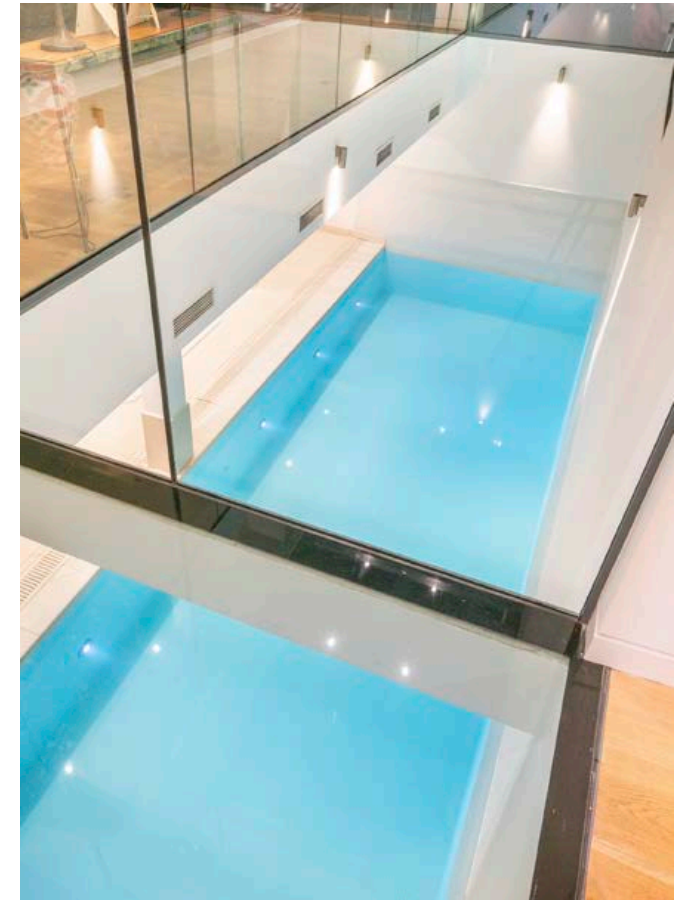
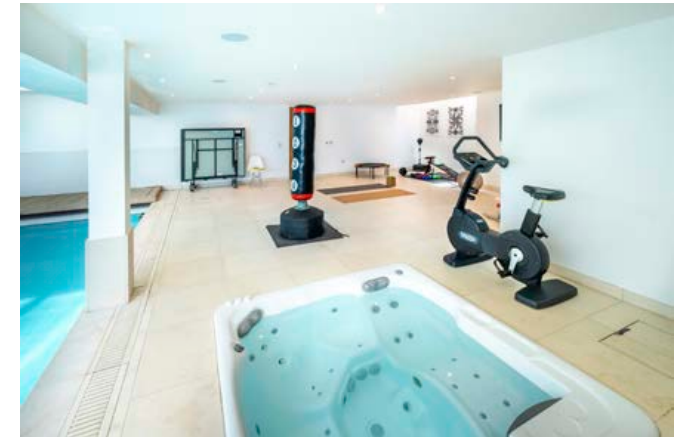
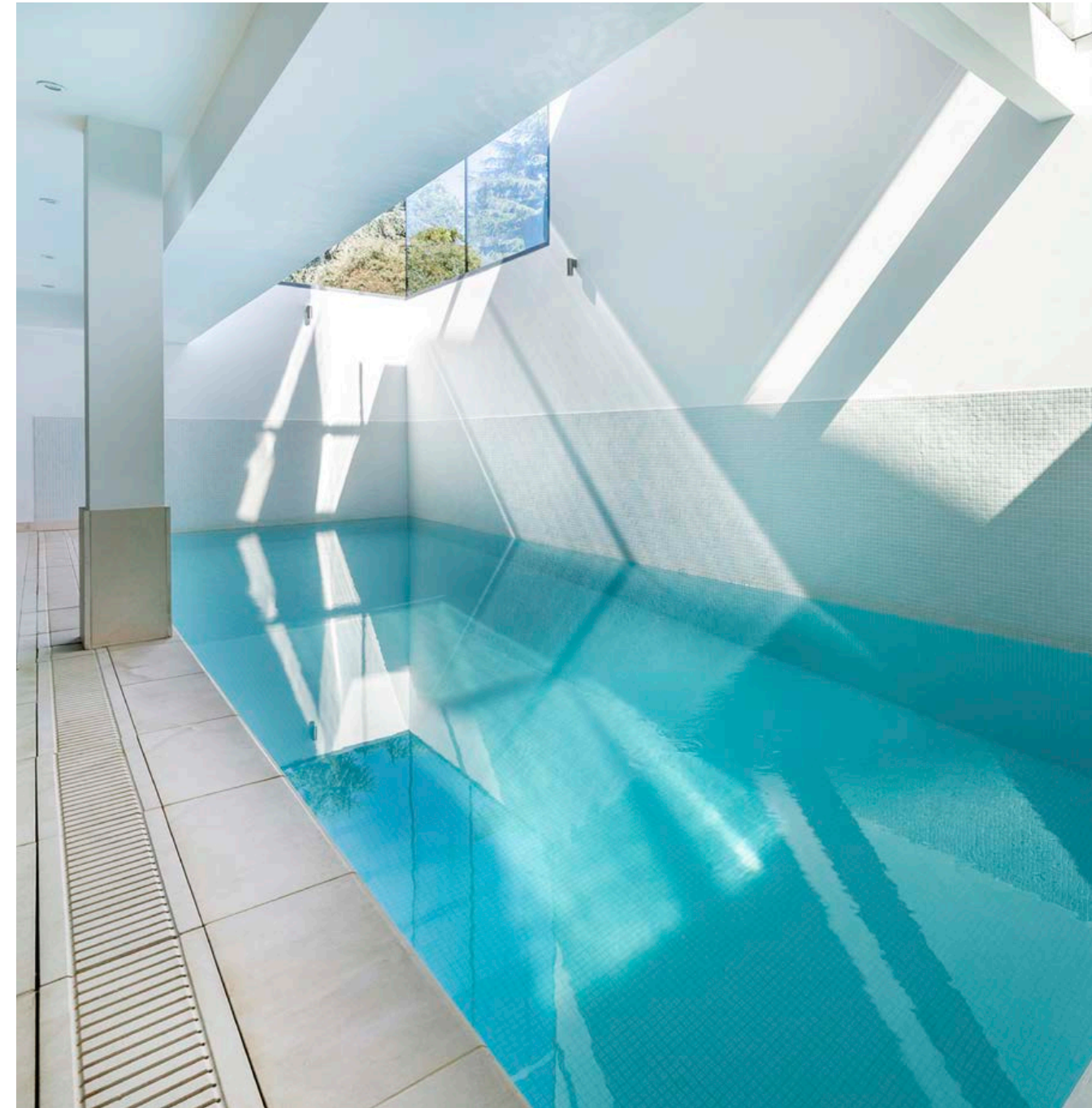
2 Lambridge Wood Road, a stunning architecturally designed home by Spratley Studios, offers spacious family and entertainment areas within a contemporary structure blending seamlessly with the surrounding countryside.

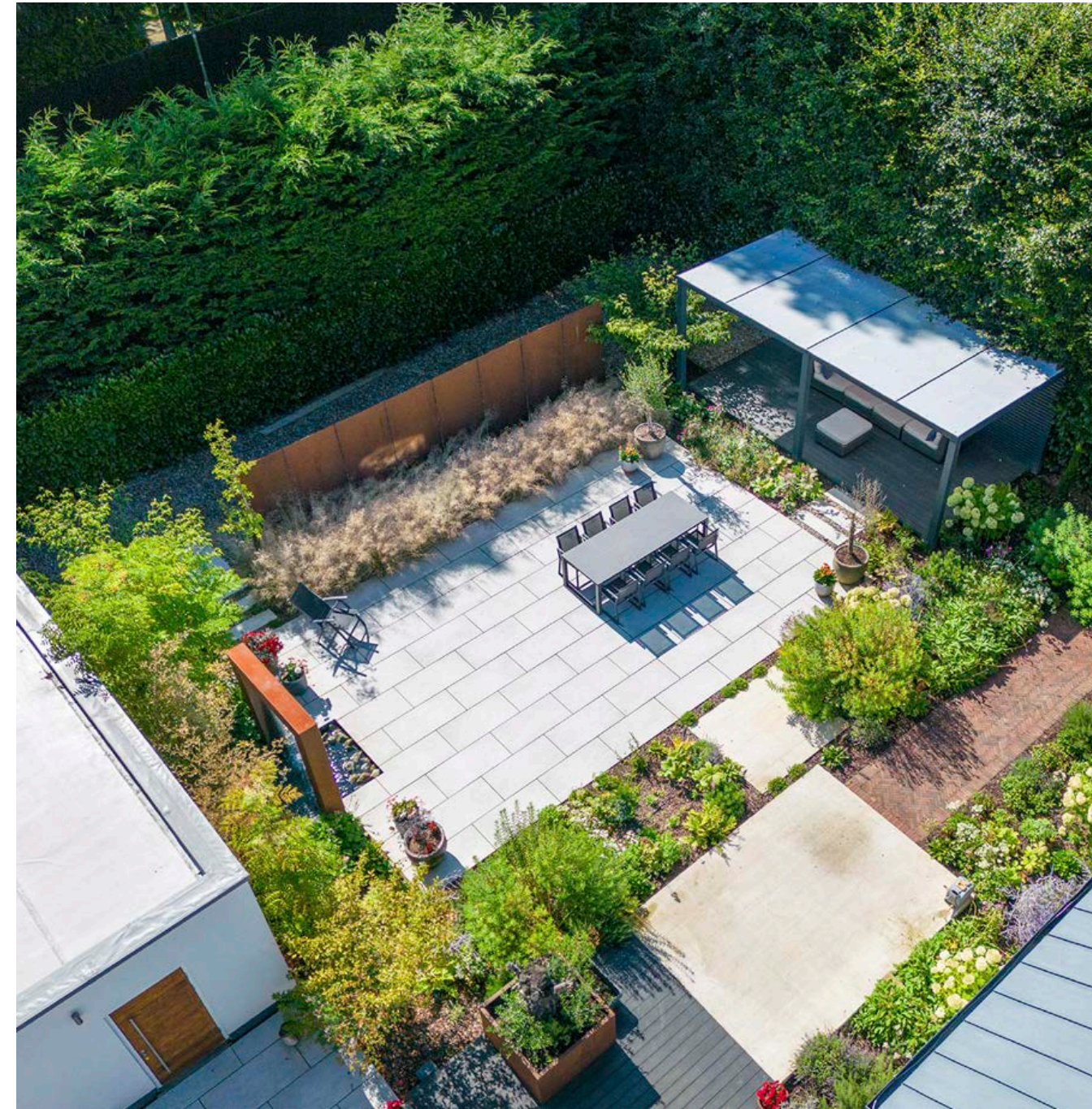
Equipped with an ELAN house management system, it allows remote control of lighting, heating, sound, and pool cover. The entrance hall reveals a glass-floor showing the swimming pool below and glass-walled views of the garden.

The expansive open-plan reception area includes a sitting room, dining area, and kitchen with a galleried study/family room above. The kitchen features a large island and WOLF gas range, complemented by extensive storage and garden views.

Descending stairs lead to a home spa with indoor swimming pool, hot tub, sauna, shower facilities, and gym space below a partially glazed double height ceiling. Additional space include a snug/TV room and five ground floor bedrooms, including a principal bedroom boasting garden views, dressing room, and en suite bathroom.







Outside

The property's garden features solid wooden electric gates, a large, paved parking area, double garage, and a front terrace with decking and water features.

The rear garden offers a decked area and two-tiered lawn with mature trees and scenic views.

In all about 1.09 acres



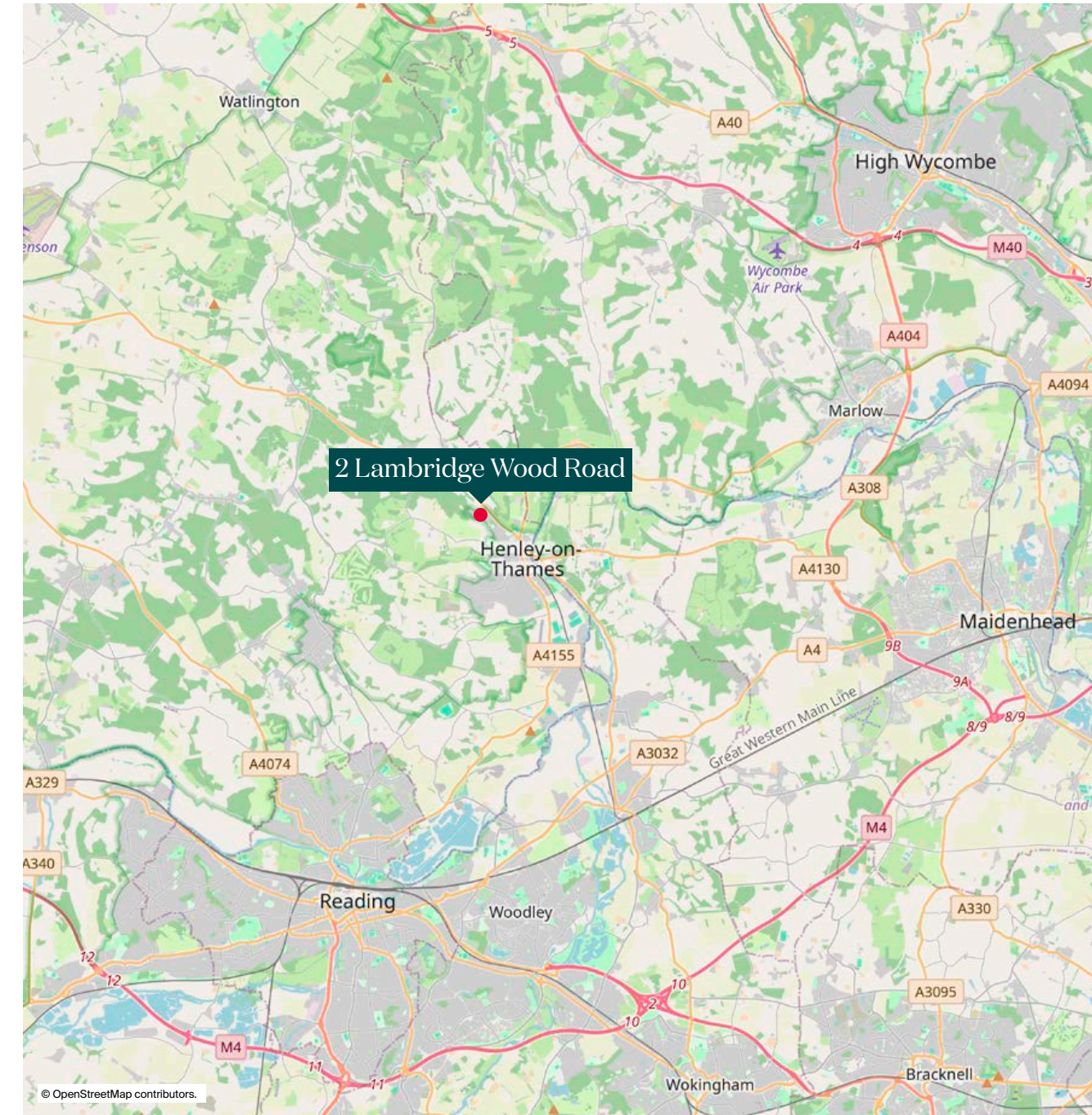
FLOORPLANS

Approximate Gross Internal Floor Area

House: 537 sq m / 5,784 sq ft

Garage: 56 sq m / 597 sq ft

Total: 593 sq m / 6,381 sq ft



PROPERTY INFORMATION

Property Information

Services:

Mains gas, electricity, water and mains drainage.

Tenure:

Freehold.

Local Authority:

South Oxfordshire District Council

Telephone: 01235 422422

Council Tax:

Band H

EPC:

Band C

Postcode:

RG9 3BS

what3words:

///cashew.zones.beginning

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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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