



3 ROTHERFIELD ROAD, HENLEY-ON-THAMES, RG9







# SITUATED ON ONE OF HENLEY'S POPULAR RESIDENTIAL ROADS.

A detached property which has been refurbished and extended by the current owners and is presented in excellent condition throughout and has a delightful south-facing garden.



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EPC

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Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All main services



## THE PROPERTY

The property occupies an enviable position on Rotherfield Road and enjoys wonderful, south-facing gardens. Over the years, it has been extended and modernised to create a comfortable and stylish family home with excellent entertaining space and versatile bedroom accommodation.

The house is entered via a spacious and welcoming galleried entrance hall. From here, double doors open into the living room, which spans the full depth of the house with large windows to the front, French doors opening on to the south-facing terrace at the rear, and an open fireplace providing a lovely focal point. The accommodation flows through to the formal dining room with views and access to the garden, and the large open-plan kitchen/dining room lies adjacent to the dining room. The kitchen is well-equipped with a range of eye and base level units, a central island, a Lacanche range











## THE PROPERTY (CONTINUED)

To the front of the house is an excellent family room, which could also be used as an office or an additional bedroom.

On the first floor, the principal bedroom suite benefits from a large dressing room and en suite shower room. At the other end of the house are two more bedrooms with vaulted ceilings providing a lovely feeling of space and light, both with en suite shower rooms. The family bathroom serves two more bedrooms, and a study completes the accommodation on the first floor.

### GARDENS

Outside, electric gates open on to the large block paved driveway, which provides secure parking for several cars, and a second set of gates leads to the double garage. The beautifully landscaped gardens can be accessed from either side of the house. The gardens benefit from various mature trees and shrubs, offering a high degree of privacy, and the well-stocked flower beds provide colour and interest all year round. The raised terrace spans the entire width of the house and is perfect for al fresco dining or a lovely area to sit and enjoy views of the garden.

### DIRECTIONS (RG9 1NR)

From Henley Bridge lights turn left into Thameside. Follow the road into Station Road. At the traffic lights turn left onto the A4155/Reading Road. On approaching the mini roundabout at the Three Horseshoes Public House take the second exit into Harpsden Road. After 0.5 miles turn right into Rotherfield Road and number 3 is on the left hand side behind wooden gates. WHAT3WORDS: ///changes.notifying.down





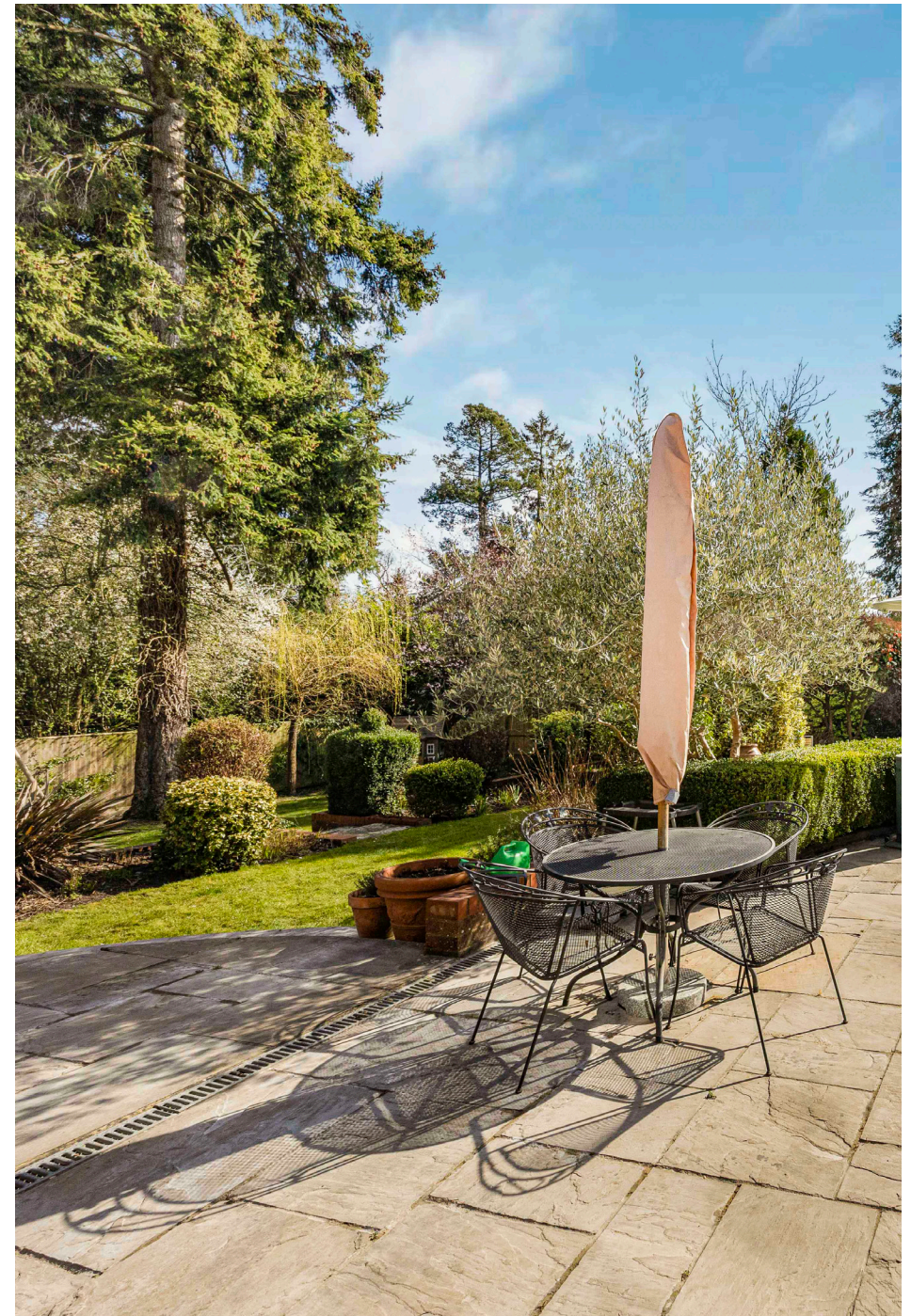


## SITUATION

3 Rotherfield Road enjoys a wonderful location on one of Henley's most prestigious residential roads. One of the advantages of being on Rotherfield Road is the ability to walk into the centre of Henley-on-Thames in one direction and into the rolling countryside in the other. Henley is well served by schools, including Rupert House, St. Mary's, The Oratory Preparatory and Senior Schools, Reading Bluecoats, Reading Grammar School, Shiplake College, Wycombe Abbey and Queen Anne's Caversham for girls.

The town sits at the foot of the Chiltern Hills in an area surrounded by glorious countryside, much of which is designated an Area of Outstanding Natural Beauty.

The larger centres of Reading to the south and Oxford to the north provide further shopping, leisure and recreational facilities. Central London is only 40 miles away, and Heathrow Airport is approximately 26 miles away. The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9). The station in Henley-on-Thames connects to the main railway links to London Paddington and central London via the Elizabeth Line.



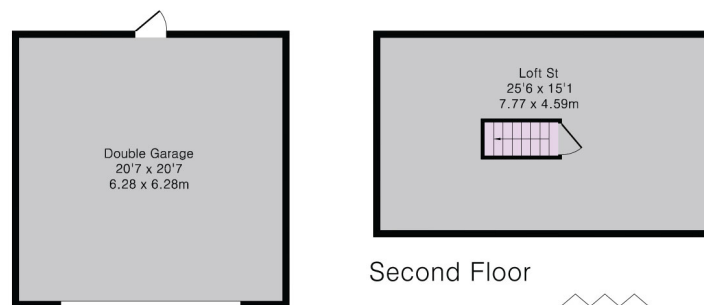












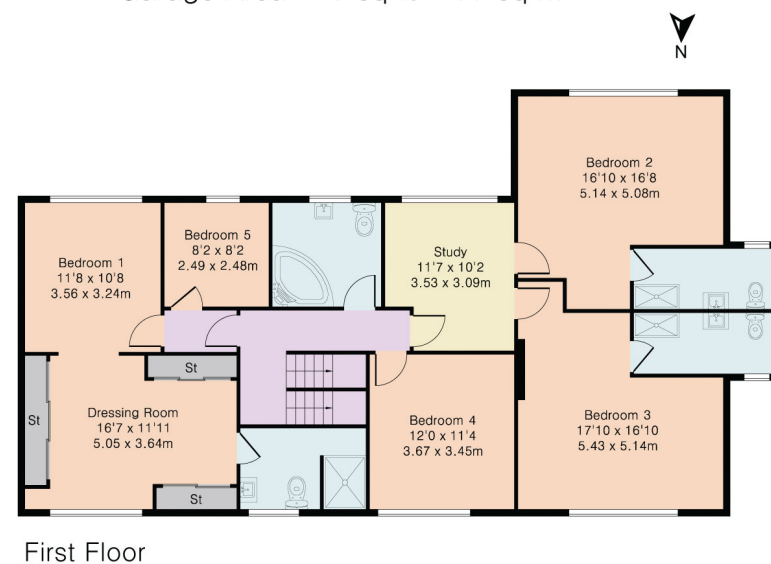
### Approximate Gross Internal Area 3992 sq ft - 371 sq m

Ground Floor Area 1699 sq ft - 158 sq m

First Floor Area 1484 sq ft - 138 sq m

Second Floor Area 384 sq ft - 36 sq m

Garage Area 425 sq ft - 39 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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