



Fairmile, Henley-on-Thames, Oxfordshire

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# A beautifully presented and spacious family home.

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Knight Frank are delighted to offer this beautifully presented family home set in approx. 0.35 of an acre. The property is conveniently situated approximately one mile from Henley town centre and the River Thames, and also near to lovely open countryside and many footpaths, ideal for those who enjoy outdoor pursuits.

The property has five bedrooms, three bathrooms, three reception rooms, a study, a utility room, and a double garage.



**Offers in excess of:** £2,000,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All main services.

## The property

You enter the house via a light, airy reception hall with doors radiating to a cloakroom, coat cupboard, kitchen, and reception rooms and stairs rising to the first floor. There are two reception rooms, the family room has a gas fireplace with brick surround and overlooks the rear garden through French windows. You step down into the spacious lounge with bay windows overlooking the front garden and a fully working fireplace with marble surround; from the lounge has access to the dining room with French doors to the garden and a double aspect study with fully fitted wooden units and shelving.

The light and spacious kitchen has a range of wall and floor units beneath a white composite worktop and a range of integrated appliances, including a wine fridge, double oven and an induction hob. The floor has porcelain tiles with underfloor heating. The kitchen has ample room for a breakfast seating area to the rear with access to the garden. To one side of the kitchen is access to a fully fitted utility room with various units and appliances.





## The property (continued)

The stairs lead to a light galleried landing with each bedroom leading off it. The principal bedroom has an en suite bathroom with underfloor heating, fitted wardrobes and a lovely decked balcony overlooking the garden, a perfect relaxing space. There are four further bedrooms, three with fitted wardrobes and one with an en-suite shower room. A family bathroom completes the accommodation on the first floor. All bedrooms have delightful views of the garden to the front and rear, providing lots of natural light.

The property has large picture windows that fill the house with natural light.





Situated within a short distance of both Henley town centre and countryside walks.

## Garden and grounds

To the front of the property is a gravel driveway with parking for three to four cars, leading to an integral double garage with an internal door to the utility room and through to the kitchen.

The pretty rear garden is laid mainly to lawn with flowerbeds stocked with a variety of mature trees and shrubs, giving the garden a sense of privacy. To the back of the house is a large sunny patio accessed from the sitting room, dining room and kitchen, an ideal space for al fresco entertaining.

To the end of the garden are three sheds for storage hidden from site by a hedge. There is side access to each side of the property.



## Situation

Milestone can be found just off the Fairmile, considered one of Henley's most desirable locations, and within easy walking level walking distance of the town. This famous riverside town is in a location designated as an Area of Outstanding Natural Beauty and is renowned for its Royal rowing regatta each year. Henley also provides excellent shopping facilities, an exceptional array of restaurants and cafes, a cinema and the Kenton Theatre. The town hosts many festivals and outdoor events throughout the year. The surrounding countryside is ideal for country pursuits and is well-served with bridleways and footpaths for horse riding, cyclists and walkers.



Good schooling, both in the state and private sectors are plentiful, such as Reading Blue Coat, Queen Anne's School, Shiplake College and Cranford House.

# Milestone, Fairmile, Henley-on-Thames



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Approximate Area = 2772 sq ft / 257.5 sq m (includes garage)

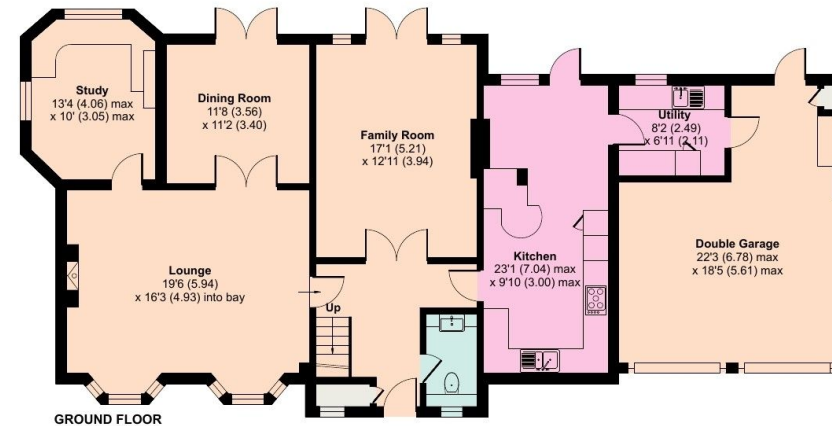
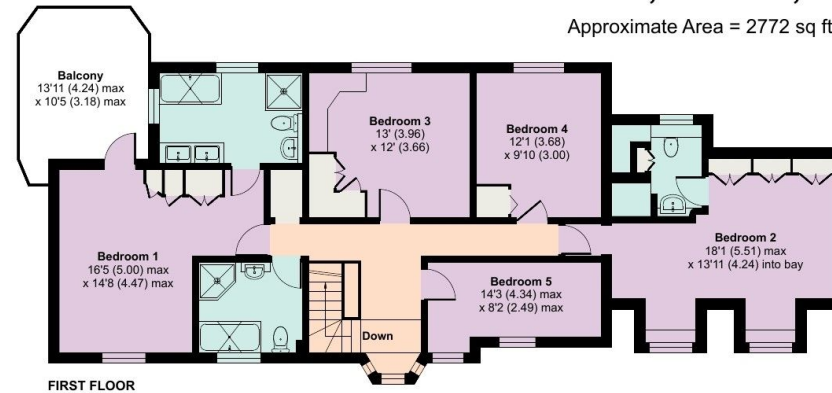
For identification only - Not to scale

### Situation

Henley has a branch line railway station that links via Twyford to London. Reading, a major national rail hub, is 9 miles distant. Fast trains take under half an hour to London's Paddington Station with the Elizabeth line. The M40 at Jct 4 is about 12 miles, and the M4 via the A404M is 18 miles. Both have excellent access to the motorway networks.

### Directions (RG9 2JX)

Leave Henley on the A4130 on the Fairmile. After about 0.5 miles, turn left at a narrow lane and Milestone can be found on the left, behind hedging.



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.

**Knight Frank**

**Henley**

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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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Particulars dated June 2023. Photographs and videos dated June 2023.

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