PHILIP BOOTH ESQ.

166 Greys Road, Henley-on-Thames, Oxon, RG9 1QR

£1,500,000

- A contemporary architect designed home
- Open-plan reception area with sliding doors
- Principal bedroom with en suite
- Private rear garden and off-road parking
- Over 3,000 sq.ft of accommodation over 4 floors
- Lower ground floor with studio/bed 5, sauna and shower
- Guest bedroom with en suite
- EPC - B with electric air source heating
- Dedicated work from home space
- Modern fitted family bathroom

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Offered with no onward chain - An absolutely unique contemporary 5-bedroom Architect designed, bespoke built family home providing approx. 3,000 sq.ft of accommodation. Situated 1 mile from Henley town centre and a short walk from both Valley Road primary and Gillotts secondary schools. The property features beautifully appointed open-plan split level accommodation over 4 floors with a lower ground floor with an independent door from outside. There is ample parking and a secluded private rear garden.

5 4 3 B

Council Tax Band: G

ACCOMMODATION
The property was designed by local architect Simon Mack and features distinct Larch timber cladding, painted bricks and rendered facades and a grey slate roof. Inside, the house features electric air-source heat pump underfloor heating throughout.

A path leads from the parking area to the covered entrance with front door and frosted glass side panels.

The entrance hall has a polished timber floor, fitted timber shoe storage and bench with some timber panelling, an exposed brick wall and a stairwell to the first floor and lower ground floor.

The cloakroom has a white suite comprising a wash hand basin and a w.c., with an ornate pattern ceramic tiled floor.

Steps lead down and a pocket door opens into the open reception area with a kitchen, dining room and sitting room.

A particular feature of this property is the impressive open-plan kitchen and dining room with floor to ceiling sliding doors across spanning the full width of the space, opening to the rear garden. The kitchen has an extensive range of blue and white fitted wall and base units with Corian work surfaces over and an inset sink unit with a mixer tap. There is an electric stove oven with an induction hob and extractor hood over, an integrated fridge and freezer and a dishwasher. The peninsular and breakfast bar also provides additional storage.

The dining room rear aspect overlooking over the rear garden and a window to the side allowing more natural light. Steps lead up to the sitting room which has a front aspect with a south-facing picture window, polished timber flooring and recessed spotlights.

Stairs from the entrance hall lead down to the lower ground floor.

There is a dedicated work-from-home space at the foot of the stairs with a ceramic tiled floor.

A door opens to the gym/utility room, which has further base level units with work surface and an inset sink, plumbing for the washing machine and the heat exchange unit or the central heating, a glazed door to outside and tall wooden unit and fitted cabinets are included.

The family room/bedroom 5 is currently being used as an artists studio with a floor to ceiling window and a glazed door allowing plenty of natural light into the space. There is some decorative wooden cladding to one of the walls and the sofa and TV unit are included.

There is a purpose built sauna with pine panelling, fitted bench seating and tinted glass. The adjoining fully tiled walk-in wet room and a rainfall shower head and a heated towel rail.

The separate cloakroom has white suite comprising a w.c. and a wash hand basin.

Stairs lead from the entrance hall to the first floor galleried landing with a laundry chute.

The principal bedroom has a rear aspect, natural wood flooring fitted wardrobes and a door opening to the en suite shower room.

The fully tiled en suite shower room has a white suite comprising a wash hand basin, a w.c. with a concealed cistern and a double shower with a sliding glass door and a heated towel rail.

Bedroom 3 is a double bedroom with a front aspect, natural wood flooring and wardrobe included.

Bedroom 4 double bedroom with a rear aspect window, natural wood flooring and wardrobe included.

The family bathroom has fully tiled walls and a white suite comprising a combined double width shower cubicle with a glass screen and a panelled bath with mixer tap, a wash hand basin, a w.c. and a heated towel rail.

Stairs lead up to the upper floor.

The guest bedroom suite has a bedroom with a raised sleeping platform, natural wood flooring, skylight windows and doors opening to a walk-in wardrobe.

The en suite shower room has a white suite comprising a wash hand basin, a low level w.c. and a fully tiled shower cubicle.

Outside
To the rear of the property is a private rear garden, laid to lawn and enclosed by panel fencing with trellis. A new 'Outdoor Living - Retreat' hot tub is included with the house sale and sits in a beautiful covered patio with seating and potted flowering climbers included. There is also a shaded dining deck with a glass table and 8 chairs, also included with the house sale.

To the front there is post and rail fencing and hedging providing a natural boundary. A 5-bar gate opens to the driveway providing ample parking for approximately 4 cars.

LOCATION

Living in Greys Road
The property is situated shortly before the turning for Gillotts Lane, just 20 minutes walk from the town centre, and convenient for Valley Road Primary School, Gillotts Secondary School and Henley Leisure Centre.

There is a regular bus service from Greys Road into Henley town centre. The 'Top Shops' are close-by and offer a 'One Stop' store, a barber shop, a laundrette, the 'Happy Wok' Chinese take-away and Herbies Pizza.

Henley town centre has a wide selection of shops, including a Waitrose, many independent shops and boutiques, a 3-screen cinema, an historic theatre, excellent cafés, pubs and restaurants, and a bustling weekly market.

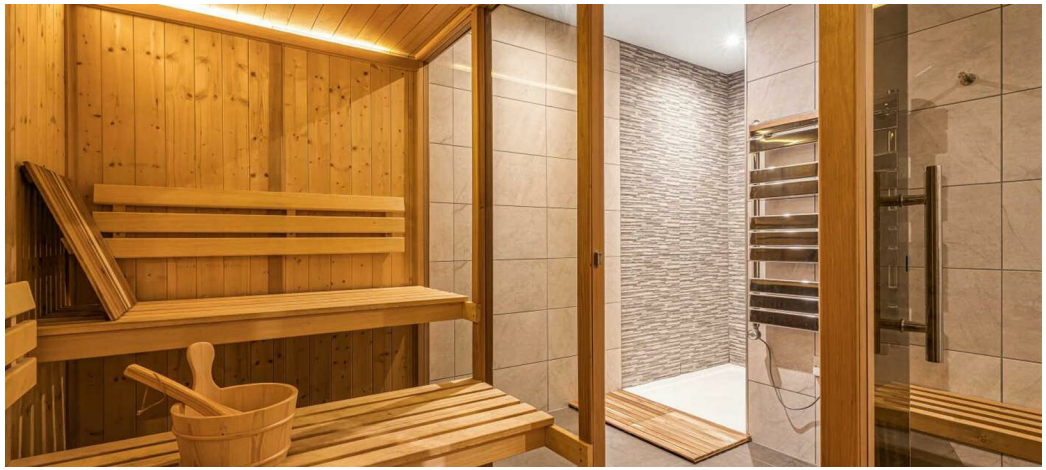
The commuter is well provided for, with the M4/M40 motorways giving access to London, Heathrow airport, the West Country and the Midlands.
Henley Station has links with London Paddington (via Twyford) with both mainline services to Paddington and the West, and the Elizabeth Line taking passengers to The City and Canary Wharf.

Reading - 7 miles;
Maidenhead M4 Junction 8/9 - 11 miles;
London Heathrow - 25 miles;
London West End - 36 miles

Primary Schools - Valley Road (Good); Secondary Schools - Gillotts School (Outstanding); Sixth Form - The Henley College.
Prep schools – St Mary's School, Rupert House School.
Private schools - buses to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey and the Abingdon schools.

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and gym. There is Golf at Henley Golf Club and Badgemore Park Golf Club. Locals can enjoy superb walking and riding in the Chiltern Hills area of outstanding natural beauty. There are many activities on the River Thames including rowing, kayaking and paddle boarding clubs.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band G
Services - mains water and drainage and electricity.
Broadband - ultra-fast FTTP broadband via Zzoomm, super-fast from other providers including BT



Approximate Gross Internal Area 3022 sq ft - 280 sq m
Lower Ground Floor Area 796 sq ft – 74 sq m
Ground Floor Area 790 sq ft – 73 sq m
First Floor Area 796 sq ft – 74 sq m
Second Floor Area 640 sq ft – 59 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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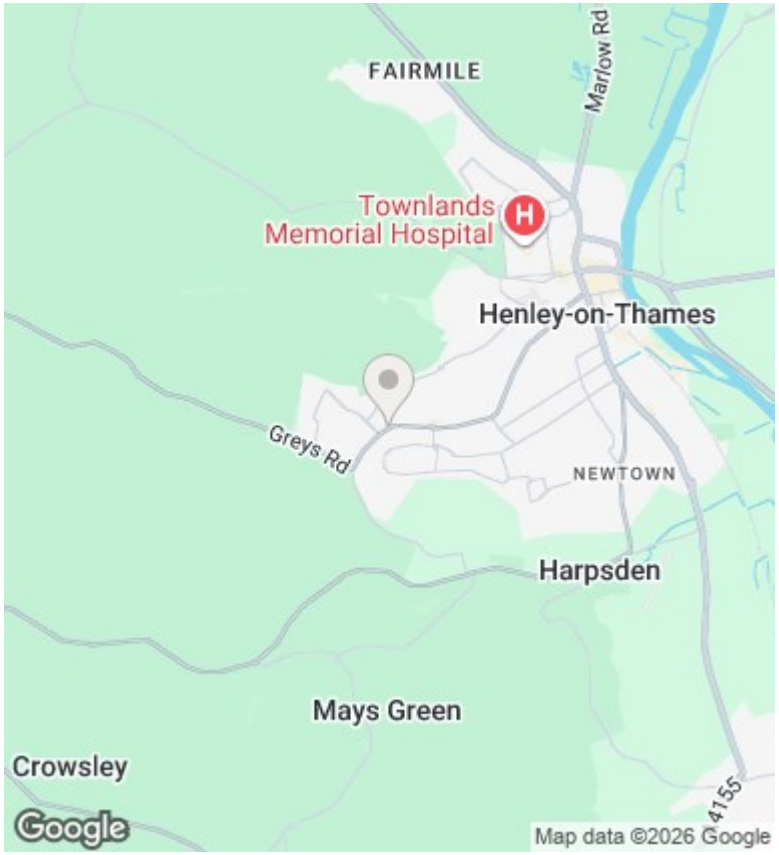

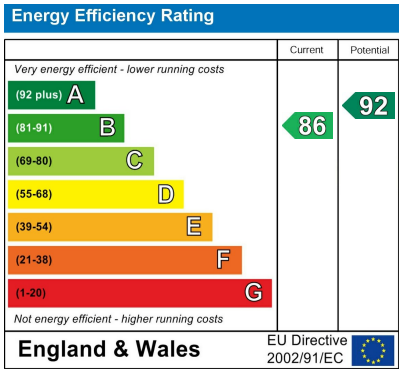

Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road and continue past Albert Road, and up the hill passing the Saracens Head pub on the left. As the road levels out, continue straight over the roundabout by the parade of shops, where number 166 will be found on the right hand side after a few hundred yards.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

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