PHILIP BOOTH ESQ.







8 Berren Dean, Rotherfield Greys, Henley-On-Thames, Oxon, RG9

£675,000

- Beautifully presented 4 bedroom semi-detached house on Highlands Park
- Approximately 1,143 sq ft over three floors, excluding the garage
- Top-floor principal bedroom with fitted wardrobe and en suite shower room
- Built by Crest Nicholson and bought new in 2023
- Views over playing fields and open countryside
- Around £25,000 spent on improvements by our clients
- Enclosed rear garden with lawn and decked seating area
- No onward chain
- Kitchen/dining room and separate sitting room with French doors to the garden
- Detached garage and tandem driveway parking for two cars

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

8 Berren Dean, Henley-On-Thames RG9 4BE

A beautifully presented 4 double bedroom semi-detached home built by reputable house builder, Crest Nicholson in 2023 and further enhanced by the current owners to create a fabulous family home. The accommodation extends to approx 1143 sq.ft over three floors, with the added benefit of having a (224 sq.ft) detached garage. Situated in an enviable position on the edge of the development, overlooking the playing field with views over surrounding countryside. Offered for sale with no onward chain. EPC Rating - B.

4 2 1 B

Council Tax Band: D





ACCOMMODATION
The current owners bought the house from new in 2023 and have since spent in the region of £25,000 on improvements, including herringbone flooring to the ground floor, improved lighting, bespoke shutters and blinds, fitted wardrobes, and renovations to the garage and garden.

A path leads to the front door which opens into an entrance hall

The cloakroom has a modern white suite with a w.c and wash-hand basin.

The kitchen/dining room has a front aspect overlooking the playing field and is fitted with a good range of dark grey painted 'Shaker' style wall and base units with wood-effect worktops over with matching splashbacks. Appliances include a built-in double oven and a gas hob with an extractor above, a dishwasher, a washing machine, a fridge and freezer.

The light and spacious sitting room spans the width of the house with French doors opening onto the garden.

Stairs lead up the first floor landing with a storage cupboard

Bedroom 2 enjoys the open outlook to the front aspect. Bedroom 3 has a rear aspect and is currently presented as a dressing room, with fitted wardrobes and French doors opening to a Juliet balcony overlooking the rear garden. Bedroom 4 also has a rear aspect and has a fitted wardrobe.

Further stairs lead to the 2nd Floor.
The principal bedroom occupies the top floor and has a front-facing dormer window and a fitted wardrobe with sliding doors. The en suite shower room has a modern white suite comprising a fully tiled shower cubicle, a wash-hand basin, a low level w.c. and a wall-mounted heated towel rail.

OUTSIDE
The enclosed private rear garden is laid to lawn with planted borders and a raised decked seating area with panel fencing marking the boundaries.

To the side of the house, a block-paved driveway provides parking for two cars, one behind the other.

The detached garage has a roller shutter door, a boarded mezzanine loft and light and power.

LOCATION
Living on Berren Dean
Berren Dean is a quiet residential road overlooking a beautiful green playing field, forming part of a development of luxury homes. The area is surrounded by rolling hills, farmland and lush woodland with rural 'trim trail' that runs around the development and is popular with families, dog walkers and those looking to exercise.

Henley is a popular and highly desirable market town, which has a wide selection of independent and high street shops, including Waitrose; there are boutiques, a 3-screen cinema, a theatre, a thriving culinary scene via outstanding local pubs and restaurants, a market every Thursday and good schools for all ages.

The Maltsters Arms a popular village pub is roughly 1 mile from Highlands Park, providing delicious food, seasonal events and has a large pub garden.

Schools
Primary Schools - Valley Road primary school (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 Caversham, The Abbey, Reading and the Abingdon schools.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford and Crossrail / the Elizabeth Line) 55 minutes.

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

Leisure
River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Gillotts School and Henley Leisure Centre is just 5 minutes walk and provides an indoor swimming pool, squash courts, a sports hall, a gym and exercise studios.

Tenure - Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D

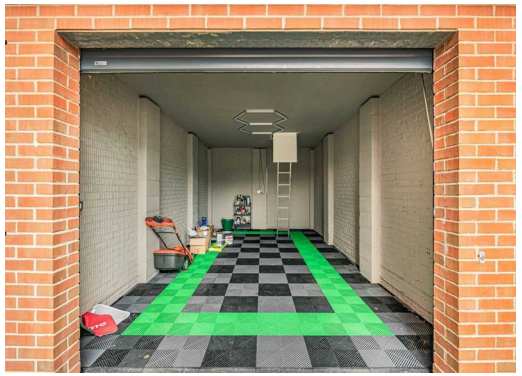


















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Approximate Gross Internal Area = 106.0 sq m / 1143 sq ft
Garage = 21.0 sq m / 224 sq ft
Total = 127.0 sq m / 1367 sq ft

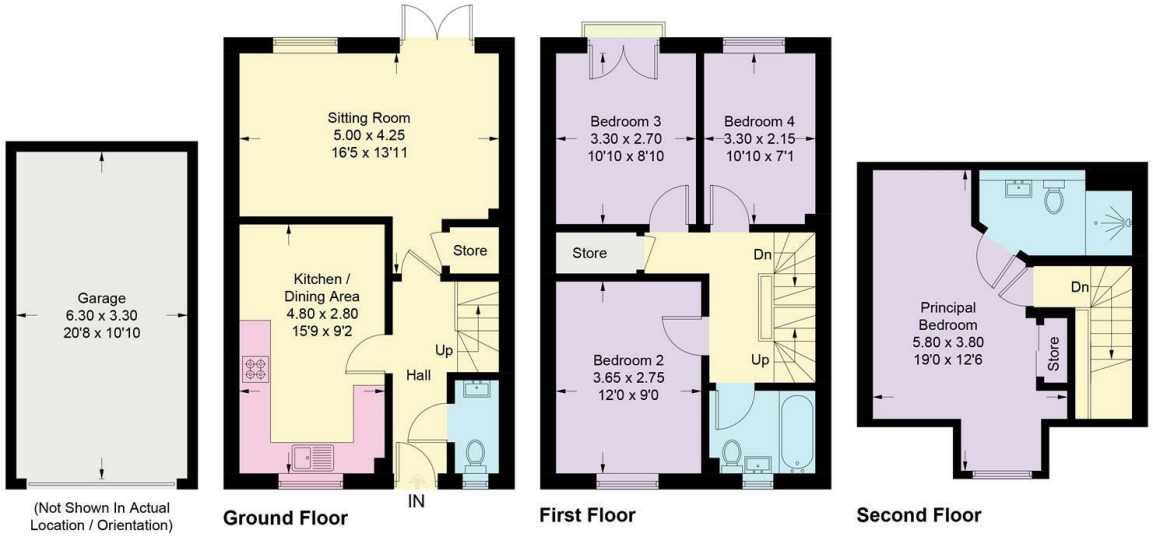
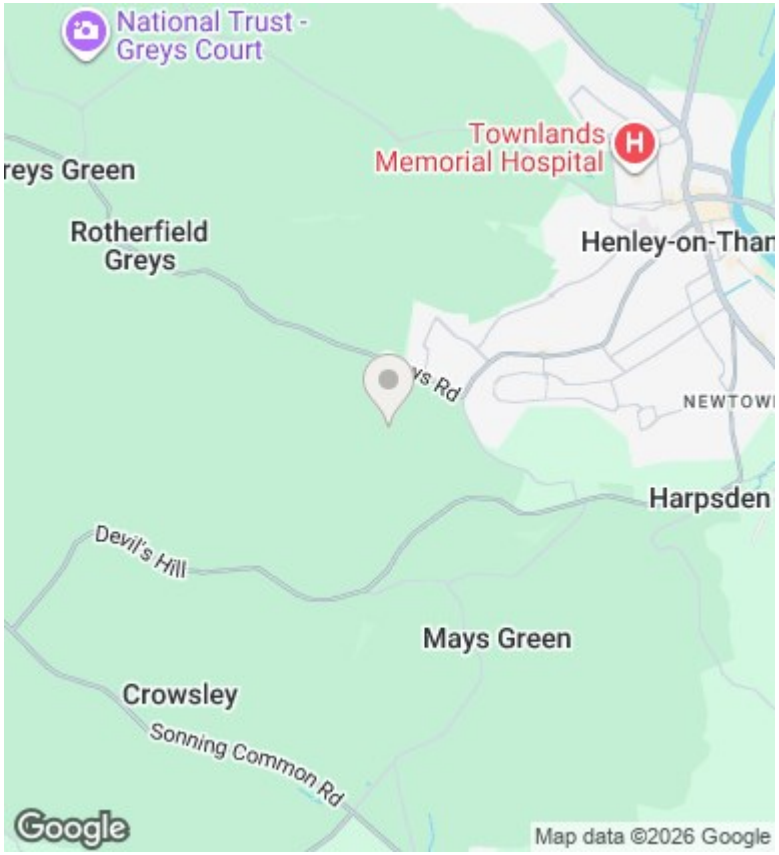


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1348229)

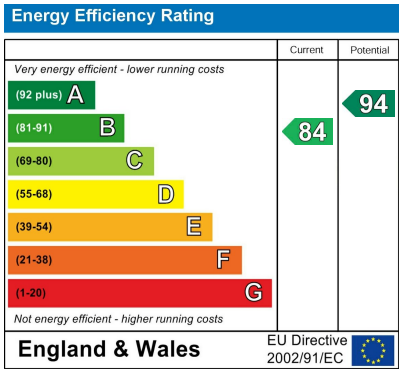


Directions

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. Continue straight over the roundabout and follow Greys Road to the dog-leg bend around to the right at Gillotts Corner. Continue for approx 1/2 a mile and turn left into Highlands Lane. At the roundabout take the 2nd exit into Barnsletts and left into Berren Dean.

Viewings

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



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