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## Field View, 24a Aston Lane, Remenham Hill, Henley-on-Thames, RG9 3EJ

£850,000

- Detached 3-bedroom property in a semi-rural location
- Gallery landing with picture window over rural views
- Driveway parking and integrated garage
- Ato the Flower Pot pub, and River Thames
- Opportunity to modernise within a large footprint
- Generous Principal bedroom with en suite bathroom
- Wraparound garden with summer house
- Open plan reception rooms with French doors to outside
- 2 further bedrooms and bathroom to first floor
- No onward chain

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A distinctive, light and bright 'mid-century modern' detached home situated in a quiet lane with views over surrounding countryside. Open-plan sitting and dining room, with open fireplace. Kitchen with separate utility room. Driveway parking, a large garage and wrap-around garden. No onward chain



Council Tax Band: F



## ACCOMMODATION

The front elevation is attractive painted brick with a dormer window and an A-framed gable roof. A pathway leads to the part-glazed front door with a glazed side panel. A light and bright entrance hall opens to the reception rooms.

The carpeted L-shaped open-plan reception room features a sitting area with a triple aspect, including a generous outlook over open fields, a stone-effect feature working fireplace and French doors leading to the rear garden. The dining area has a large picture window overlooking the rear garden and a serving hatch to the kitchen.

The kitchen has a front aspect with rural views, tiled to the walls, with a range of wood-effect wall and base units with work surfaces over, a Neff double oven, a 4-ring electric hob with extractor over, single drainer sink unit, and space for a dishwasher.

A door opens to the utility room, which has a window overlooking the rear garden, tiled walls, white base units with worktops, space for a washing machine and tumble dryer, a stainless steel sink, and a wall-mounted Worcester Bosch gas-fired boiler.

The cloakroom has a w.c. and wash hand basin, and space to hang coats.

Stairs from the entrance hall lead up to a galleried landing with a dramatic picture window overlooking the rural vista. The carpeted landing has storage cupboards, one housing the hot water tank, and loft access.

Bedroom 1 is a bright and spacious double bedroom with a dual aspect and views over the countryside to the front, carpeted, and with a built-in cupboard. The en suite bathroom has a window to the rear, a bath with shower over, a bidet, a wash hand basin unit, and a w.c..

Bedroom 2 is a carpeted double with a window to the side and built-in wardrobes.

Bedroom 3 is a carpeted single with a large picture window to the rear and built-in wardrobes.

The family bathroom features a coloured suite comprising a bath with shower and hand wand, a w.c, a wash hand basin unit and a window overlooking the rear garden.

## Outside

The property has a large footprint. A path allows access around the house through the wraparound garden. There is a raised bed filled with herbs, and a ramp leading up to the top level garden which is mainly laid to lawn with a summer house in the corner and having mature shrubs and hedges. There is further garden to each side of the property, with lawn and mature trees and shrubs

There is off-road parking for one car, which provides access to the integral garage with electric up-and-over door, a water softener unit, and light and power.

## LOCATION

Living in Remenham Hill

Remenham Hill is situated approximately 1 mile from Henley bridge, to the east of the town. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line (Crossrail) route.

Maidenhead M4 Junction 8/9 - 8 miles

High Wycombe M40 Junction 4 - 9 miles  
London Heathrow - 20 miles  
London West End - 30 miles

#### Schools

Primary Schools - Crazies Hill C of E Primary School  
Secondary Schools - Gillotts School and The Piggott, Wargrave  
Sixth Form - The Henley College, Berkshire College of Agriculture  
Prep Schools - St Mary's School, Rupert House School  
Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

#### Leisure

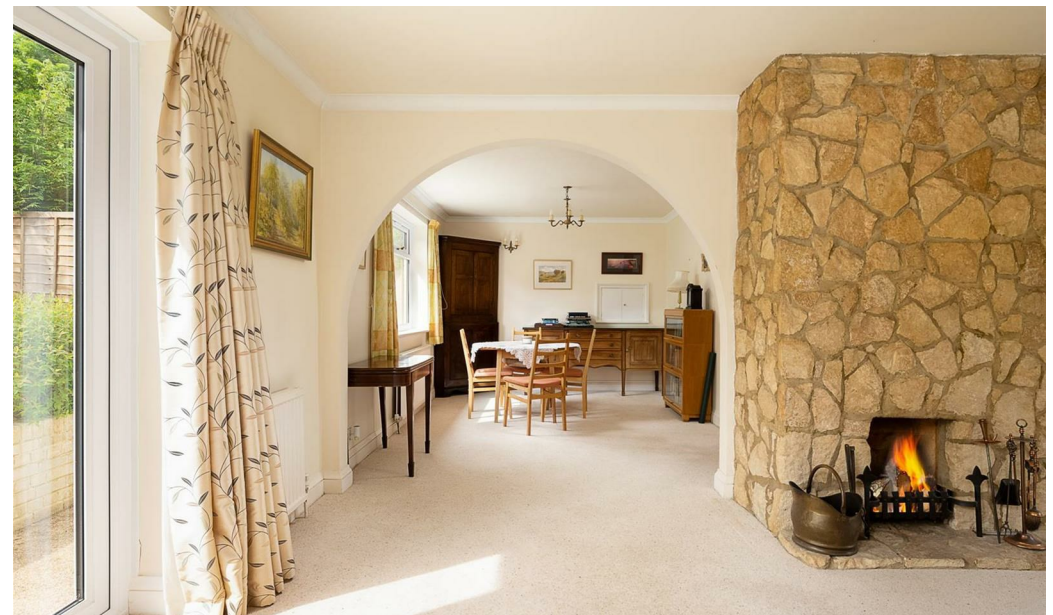
River pursuits include boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the popular Flower Pot pub.

Golf clubs include Temple, Hennerton, Castle Royale Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court country club is situated on the river just downstream from the Henley town centre.

#### Tenure - Freehold

Local Authority - Wokingham Borough Council  
Council Tax band - F







## Field View, 24A Aston Lane, Remenham, Henley-on-Thames, RG9 3EJ

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft  
(Including Garage)



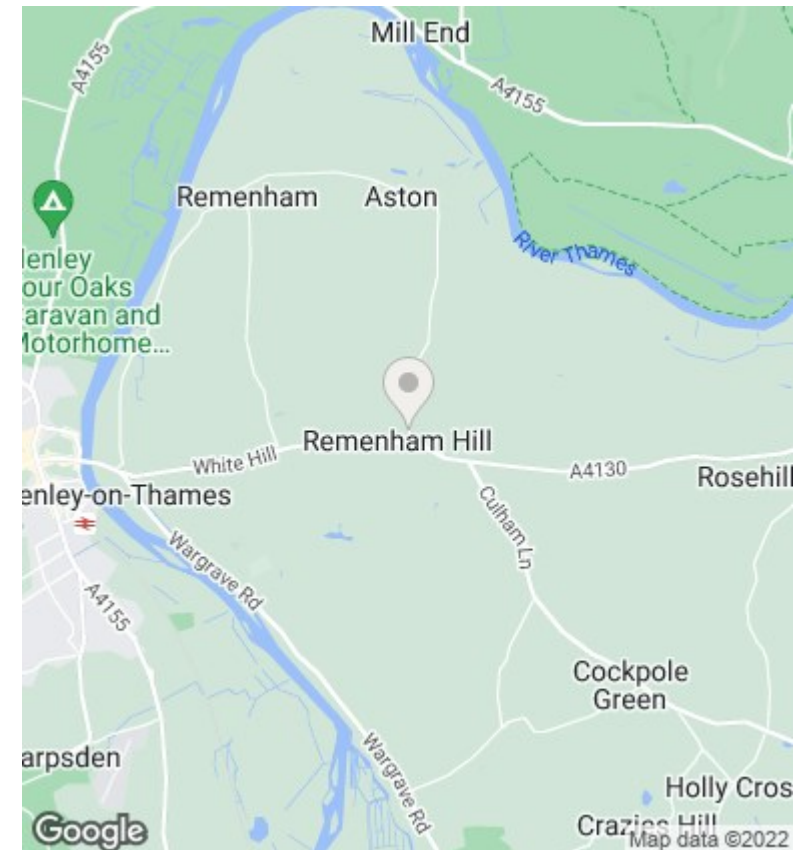
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID863575)

## Directions

From the centre of Henley go over the bridge and up Remenham Hill. Pass the petrol station at the top of the Hill and take the next left on Aston Lane. You will find the property on the left after about 100 meters.

## Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	75
EU Directive 2002/91/EC		
England & Wales		