PHILIP BOOTH ESQ.

Upper Lodge Greys Hill, Henley-On-Thames, Oxon, RG9 1SW

£1,250,000

- A beautifully refurbished 3-bedroom detached home
- Open plan living space with a modern kitchen
- A cloakroom, a shower room and bathroom
- 0.3 miles from Henley town centre & station
- Sitting room with fireplace
- Off-road parking
- Landscaped rear garden with studio and off-road parking
- 2 first floor double bedrooms and a 3rd downstairs
- Viewing highly recommended

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Upper Lodge Greys Hill, Henley-On-Thames RG9 1SW

A beautifully refurbished 3-bedroom detached home dating back to the early 1900's, retaining many original features yet has been re-wired, a new central heating system, new flooring and bespoke kitchen and bathroom fittings. The property is conveniently located in Greys Hill approximately 0.3 miles from Henley town centre and railway station with far-reaching views over the town to the Chiltern Hills beyond.

3 2 2 D

Council Tax Band: F

ACCOMMODATION

From the car parking area, to the left of the house, a path leads to the rear of the property to the entrance with a part glazed door opening into an entrance lobby with a tiled floor. A sliding door with ornate stained glass opens into the entrance hall with stairs leading to the first floor.

The cloakroom has a modern white suite comprising a low level w.c. and a wash-hand basin.

The sitting has a front aspect with a window and a decorative arched window over with fitted shutters. There is a brick fireplace with an ornate reclaimed period fire surround and attractive an tiled hearth and fitted shelves, set within an arched recess with useful storage under. The walls have panelling up to dado rail level and polished herringbone pattern Karndean flooring.

A small step leads down to the kitchen, which has an extensive range of bespoke kitchen furniture including base units with wooden work surfaces, a Belfast style sink under the window overlooking the rear garden and wall mounted shelves and glass-fronted display cupboards. Double doors open to the utility cupboard with plumbing for a washing machine and wooden work surface and fitted kitchen cupboards.

An opening leads through to the open plan living area where there is a further range of matching bespoke kitchen units with a deep quartz breakfast bar and a fitted electric Rangemaster range cooker.

The living area has space for sofas, windows to the rear and a part glazed door opening to the rear garden. The dining area has a fitted L-shaped bench seating area with storage. A door opens to the front garden.

The ground floor shower room has a modern white suite comprising a fully tiled shower cubicle with rainfall shower head over, a wash hand basin, a low level w.c and a wall mounted heated towel rail.

To complete the ground floor accommodation there is a double bedroom with a dual aspect with view down Greys Hill to the front, a fireplace and a fitted wardrobe.

Stairs lead from the entrance hall to the first floor landing with a storage cupboard.

Bedroom 1 is a double bedroom with a front aspect with rooftop views across the town.

Bedroom 2 is a double bedroom also with a front aspect and views.

The modern family bathroom has a 3-piece white suite comprising a panelled bath with a fully tiled surround, a brass mixer/shower and a glass shower screen. The vanity basin sits on a tiled top with a cupboard under, there's a low level w.c. and a window.

OUTSIDE

A particular feature of the property is the wrap around gardens with have been tastefully landscaped including extensive patio areas perfect for outside entertaining. There is a lawn with mature shrubs borders and specimen trees provide a degree of privacy.

I brick paved driveway provides parking for 3 cars. The garage has been converted to create a workshop and a studio/gym.

LOCATION

Living in Greys Hill

Upper Lodge is located in Greys Hill, a quiet tucked-away residential road just 0.3 miles from the town centre and railway station, which is just a 10 minute walk away. There is also Trinity Church, the Saracens Head pub and a convenience store close by creating a friendly community.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also a TfL Elizabeth Line station.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles

London West End – 36 miles

Schools
Primary Schools – Trinity Primary, Sacred Heart Primary
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private Prep schools – Rupert House School,

Leisure
There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

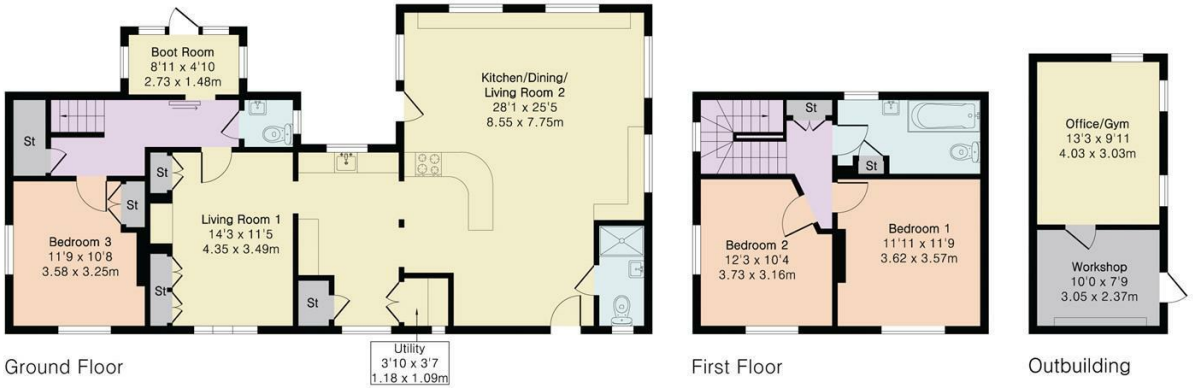
Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Service - All mains services
Council Tax - Band F

HAVE A
JOLLY
GOOD DAY

Approximate Gross Internal Area 1501 sq ft - 140 sq m
(Excluding Outbuilding)
Ground Floor Area 1085 sq ft – 101 sq m
First Floor Area 416 sq ft – 39 sq m
Outbuilding Area 213 sq ft – 20 sq m

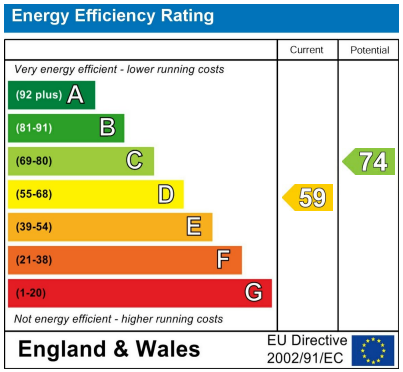


Directions

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. Continue past Albert Road, and the Bird in Hand pub and continue up Greys Road passing the Saracens Head pub on the left. Take the next left into Greys Hill, where the property will be found on the right hand side.

Viewings

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



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