PHILIP BOOTH ESQ.







46 Horse Leys, Rotherfield Greys, Henley-On-Thames, RG9 4BQ

£675,000

- Nearly-new 1st edition link-detached home in excellent condition
- Large sitting room with fitted shelving and French doors to garden
- 2nd double bedroom with fitted wardrobe and views across countryside
- Attractive rear garden, levelled, decked and landscaped
- Set in a popular residential location, close to open countryside
- Modern open-plan kitchen / dining room
- 3rd bedroom a good single, in use as an office, with views
- Attached garage with ample space for storage
- Generous principal bedroom with fitted wardrobes and en suite shower room
- Spacious family bathroom with high-end fittings

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

sales@philipboothesq.com
www.philipboothesq.com

46 Horse Leys, Henley-On-Thames RG9 4BQ

A beautifully presented link-detached 3-bedroom house, with high-specification finishes. Featuring open-plan kitchen/dining, a generous sitting room with doors opening onto an enclosed decked and lawned garden. 2 first-floor bathrooms and a cloakroom. A generous single garage and off-road parking for 2 cars. Quiet rural area. Good EPC.

3 2 1 B

Council Tax Band: F





ACCOMMODATION
A beautifully presented link-detached house built in the first tranche of Highlands Park properties, and further developed by the current owner.

Located in a popular residential neighbourhood, about 1.5 miles from Henley town centre, convenient for local schools, and on the doorstep of spectacular open countryside, this comfortable 3 bedroom home is presented in excellent condition.

Through a front garden with a paved path, laid to lawn and enclosed by a brick and flint wall, leads to a covered entrance porch with an oak-panelled part-glazed front door.

From the entrance hall, the cloakroom has a wash hand basin and w.c., a tiled floor and walls, and a small window.

A solid oak door opens into the bright and attractive open-plan kitchen/dining room. The kitchen has a range of white gloss wall and base units, quartz composite worktops, a 1 1/2 bowl sink beneath a window to the side of the property, and a composite splash-back with concealed lighting under the wall units. A 4-ring induction hob has an integrated extractor hood over. Further integrated appliances include an electric oven and a fridge/freezer.

The dining area has a front aspect window with plantation shutters, recessed spotlights set into high ceilings, room for a dining table and chairs, or a banquette seating arrangement; with Amtico flooring with underfloor heating.

The generous sitting room has ample fitted bookshelves, and is carpeted with underfloor heating. It is a bright room with plenty of natural light, with French doors and fixed windows either side that open to the private rear garden. A large under-stairs cupboard provides useful storage.

Carpeted stairs lead to the first-floor landing, from where you can access the loft.

The spacious principal bedroom is a large double, carpeted, with fitted wardrobes with soft closing sliding doors. There is a picture window front aspect with plantation shutters. The attractive en suite shower room is tiled, with Amtico flooring. It comprises a large walk-in shower with glass screen, a single frosted-glass window, a w.c., a wash hand basin with two drawers under and a heated towel rail.

Bedroom 2 is a carpeted double bedroom, with fitted wardrobes with soft-closing sliding doors and a rear aspect picture window with plantation shutters.

Bedroom 3 is a carpeted single bedroom, currently in use as a home office. The rear aspect window has plantation shutters overlooking the rear garden.

The family bathroom is tiled, with Amtico flooring. It has an enamel bath with shower over, and a frosted window over the wash hand basin, which houses two drawers under, a w.c., and a heated towel rail.

There is a large airing cupboard providing useful storage from the first floor landing.

Outside
The landscaped rear garden is enclosed by a brick wall with the addition of hand-built cedar privacy screening. It has been lovingly converted into a private and attractive space, suitable for an al fresco lifestyle and entertaining. It has a low-maintenance artificial lawn, with a Brazilian slate-tiled path and Western Red Cedar decking, with well-stocked raised beds. The rear door of the garage can be accessed from the garden.

To the front, a brick-paved driveway allows parking in front of the single garage door. An electric garage door provides access to a long single garage with a rear access door to the garden. The garage has been extensively fitted out with multiple power sockets (regular 13amp, as well as 16amp and 32amp), dedicated WiFi, lighting and wired-in fan heating, to create a well-constructed workshop space. The garage also features ample storage beneath its eaves.

LOCATION
Living in Rotherfield Greys

Built on the former Highlands Farm, nestled on the outskirts of the highly desirable market town of Henley-on-Thames. Highlands Park has been built in phases, and number 46 was one of the earliest to be built. Its build specificaion was upgraded by its first occupant and further enhanced by its current owner. Highlands Park is an enclave of a mixture of houses

and apartments, nestled in a beautiful rural location on the outskirts of Henley-on-Thames. It benefits from a rugged and accessible trim trail which runs along the perimeter, and further footpaths which lead across the Chilterns.

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 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 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.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

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







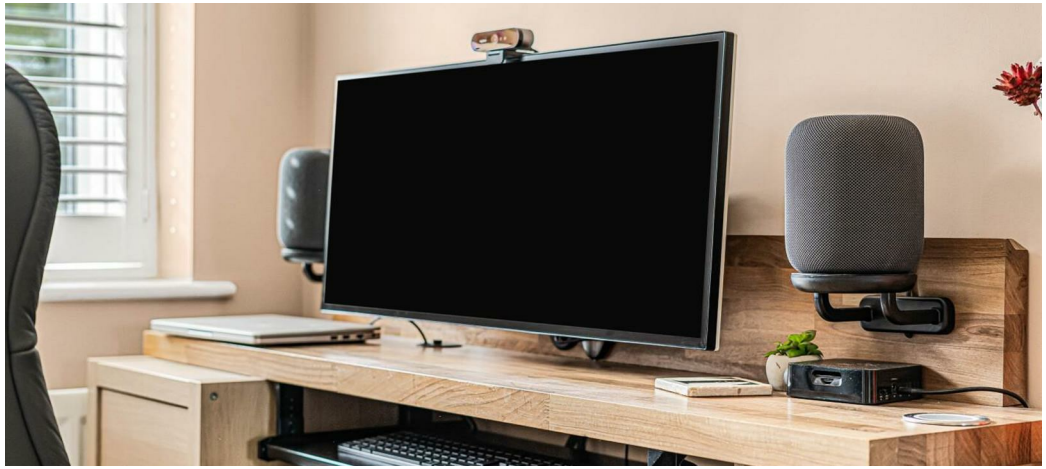






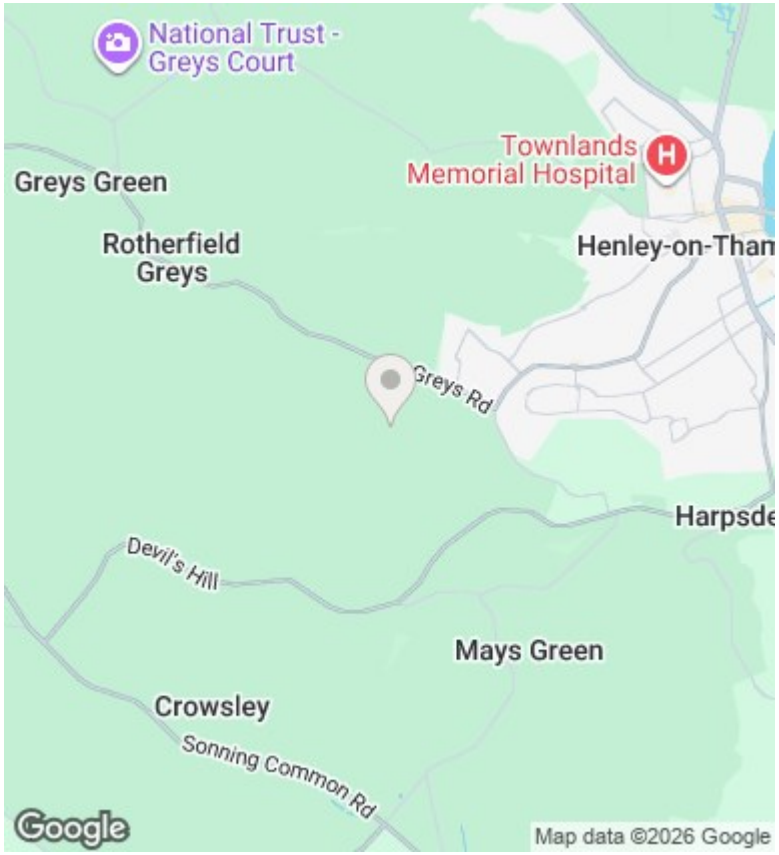








All measurements are approximate and for display purposes only.

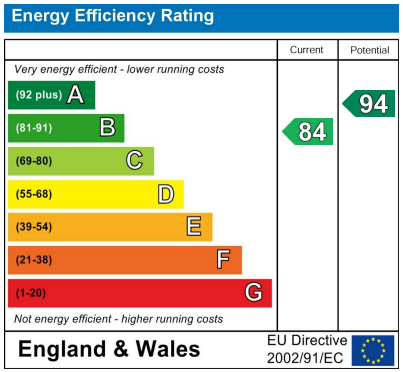


Directions

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, which in turn becomes Horse Leys where the property will be found on the right.

Viewings

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



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

sales@philipboothesq.com
www.philipboothesq.com