PHILIP BOOTH ESQ.

2 Pearces Orchard, Henley-On-Thames, RG9 2LF

£1,450,000

- Spacious refurbished and extended 5-bedroom detached home
- Kitchen, with planning permission to extend, and further utility room
- 1st floor Principal bedroom with new en suite bathroom
- Off-road parking for two cars
- Quiet cul-de-sac, a short level walk from Henley town centre
- Dining room / reception room for ground floor accommodation
- 3 further 1st floor bedrooms and family bathroom
- Ground floor double bedroom with en suite and kitchen
- Generous sitting room with separate study
- Pretty walled garden with mature planting

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

sales@philipboothesq.com
www.philipboothesq.com

2 Pearces Orchard, Henley-On-Thames RG9 2LF

A generous modern 5-bedroom detached home, thoughtfully extended and refurbished. Set in a quiet residential cul-de-sac, a short level walk to Henley town centre. Flexible accommodation with multiple reception rooms, and a ground floor double bedroom with en suite. Kitchen with planning permission to extend, and a further kitchen / utility room with laundry. 4 double bedrooms upstairs with 2 bathrooms. Enclosed walled garden. Off-road parking for 2 cars.

5 3 3 C

Council Tax Band: G

ACCOMMODATION
The property has been thoughtfully extended and improved to create a superb family home with particularly well-balanced and flexible living space.

Under a front porch and through a part-glazed composite front door which leads into a welcoming entrance hall. A convenient cloakroom features a w.c. and wash-hand basin. The generous dual-aspect living room has wood flooring and a bright box bay window overlooking the rear garden. Black Crittall-style doors open through to a study / playroom. A separate dining room is accessed via a pair of Crittall-style doors, and provides an ideal entertaining space, connecting naturally with the kitchen.

A particular feature of the property is the impressive extended utility and laundry room, beautifully fitted with contemporary navy shaker-style cabinetry, tiled floors, extensive quartz-effect work surfaces and a striking roof lantern allowing excellent natural light. It features space for a washing machine and tumble dryer, an integrated fan oven and induction hob with extractor fan over, and with space for a freestanding fridge freezer. A glazed door leads out to the garden. The kitchen itself is fitted with a range of white shaker-style units with a granite worktop and inset stainless steel sink. Integrated appliances include a dishwasher, an electric double oven, induction hob with extractor fan over. It enjoys a pleasant outlook across the rear garden, and planning permission has been granted to extend the main kitchen out into the garden.

The large ground floor bedroom (5) has a pair of windows to the front, and an en suite bathroom with a w.c. wash hand basin and a shower. It offers excellent flexibility for guest accommodation, or a further reception room / gym if desired.

The combined space of the ground floor bedroom with en suite, the dining room, and the kitchen utility laundry room can be used together as a full ground floor annex, allowing multi-generational living. An external door is located in the dining room, enabling independent access to this annex.

A painted wooden staircase, with an attractive stair runner, lead to the first-floor galleried landing with a window overlooking the rear garden. A storage cupboard contains the combination gas boiler.

The principal bedroom is notably spacious, with fitted cherry-wood wardrobes, stylish bedside lighting and a front aspect. It is complemented by an en suite shower room with a modern suite comprising a shower cubicle, w.c. with concealed cistern and a wash-hand basin.

Bedroom 2 is a rear-facing double with fitted wardrobes.

Bedroom 3 is a front-facing double with dormer window and fitted wardrobes.

Bedroom 4 is a small double bedroom with a rear aspect.

The family bathroom has a modern white suite comprising a panelled bath with a vertical metro style tiled surround, a w.c. and a wash-hand basin set into an attractive vanity unit.

Outside, the property is approached via driveway parking with a lawned frontage. The double driveway has been fitted with an electric vehicle charger for efficient at-home charging.

A pedestrian gate leads to the rear, where a mature and private walled garden, laid predominantly to lawn with established borders and ample space for family use and outdoor entertaining.

LOCATION
Living in Pearces Orchard

Pearces Orchard is an exclusive cul-de-sac of detached family homes constructed during the 1980s, quietly positioned on the western side of Henley-on-Thames. The development is particularly well regarded for its peaceful setting, mature surroundings and convenient access to the town centre, all within a relatively flat walk. Henley railway station is approximately 1 mile away, Phyllis Court Club 0.6 miles and the historic market square and Town Hall approximately 0.7 miles.

Henley-on-Thames offers an excellent range of amenities including a Waitrose supermarket, independent boutiques, cafés, restaurants and traditional pubs, together with a cinema and the historic Kenton Theatre. There are regular bus services to Reading, High Wycombe and Oxford from nearby Reading Road.

The commuter is well served with access to both the M4 and M40 motorways, providing routes to London, Heathrow, the West Country and Midlands. Henley railway station connects to London Paddington via Twyford mainline station and the Elizabeth Line, with journey times to London of approximately 55 minutes.

Reading – 8 miles
Maidenhead M4 Junction 8/9 – 10 miles
Stokenchurch M40 Junction 5 – 13 miles
London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary schools include Trinity Primary School (Ofsted Outstanding), Sacred Heart Catholic Primary School and Badgemore Primary School. Secondary schooling is provided by Gillotts School, with sixth form education at The Henley College.

Independent preparatory schools nearby include Rupert House School while school bus services operate to Shiplake College, Reading Blue Coat, Queen Anne's, Cranford House, The Abbey, Abingdon School and St Helen & St Katharine.

Leisure

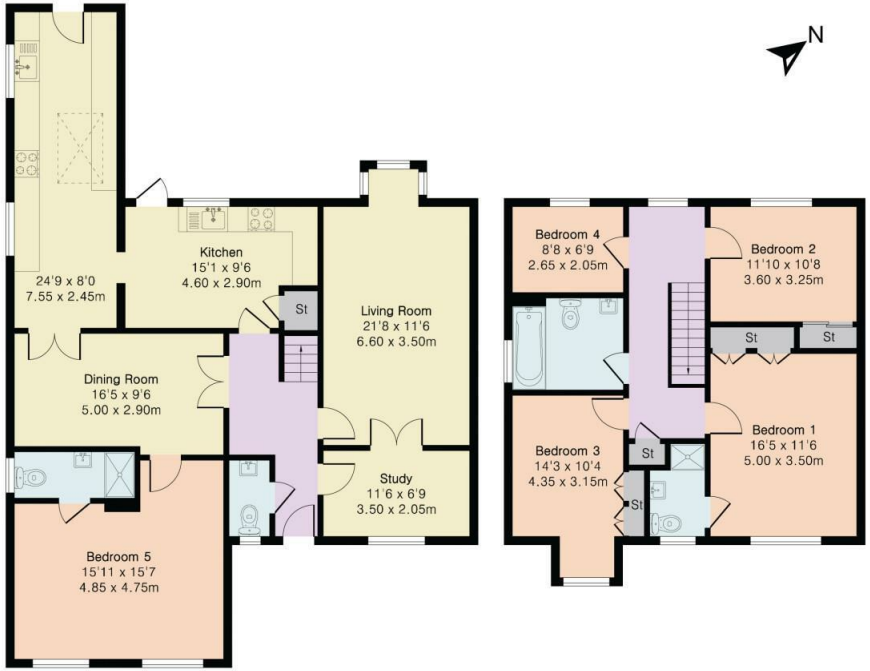
Henley is internationally renowned for its riverside setting and rowing heritage, with the Henley Royal Regatta held annually during the summer. Local leisure facilities include rowing, sailing and canoe clubs, together with riverside walks along the Thames Path. Golf can be enjoyed at nearby Henley Golf Club and Badgemore Park Golf Club, while the surrounding Chiltern Hills Area of Outstanding Natural Beauty offers extensive walking, cycling and riding opportunities.

Tenure – Freehold
Local Authority – South Oxfordshire District Council
Services – Mains gas, electricity, water and drainage
Broadband – Ultrafast fibre broadband available
Council Tax Band G

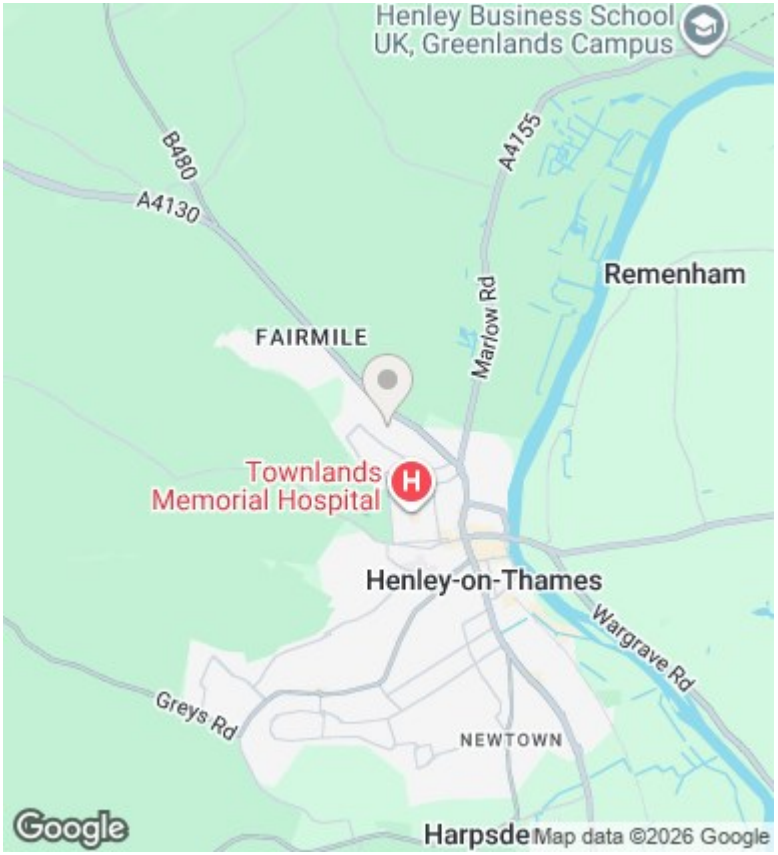
Approximate Gross Internal Area 1927 sq ft - 179 sq m

Ground Floor Area 1215 sq ft – 113 sq m

First Floor Area 712 sq ft – 66 sq m



Ground Floor First Floor

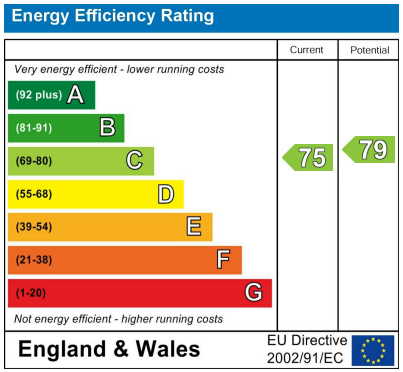


Directions

From our office on Station Road, turn right at the T-Junction with the Reading Road, towards Henley Town Centre, through the traffic lights, along Duke Street and Bell Street, and straight at the Northfield End roundabout towards Nettlebed. Pearces Orchard is the 2nd left turn, approx 1/4 mile from the Northfield End store.

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