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## 56 Makins Road, Henley-on-Thames, RG9 1PR

Offers In Excess Of £1,650,000

- Substantial 4/5-bedroom new-build home of 2990 sq.ft
- 2 study rooms and a ground floor bedroom / gym with en suite
- Excellent eco credentials - EPC - A rated
- Off-road parking for 2+ cars
- Impactful open-plan kitchen / dining room
- Utility laundry room
- Generous rear garden with mature trees
- Generous living room
- 4 double bedrooms and 3 bathrooms
- Quiet residential cul de sac location

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

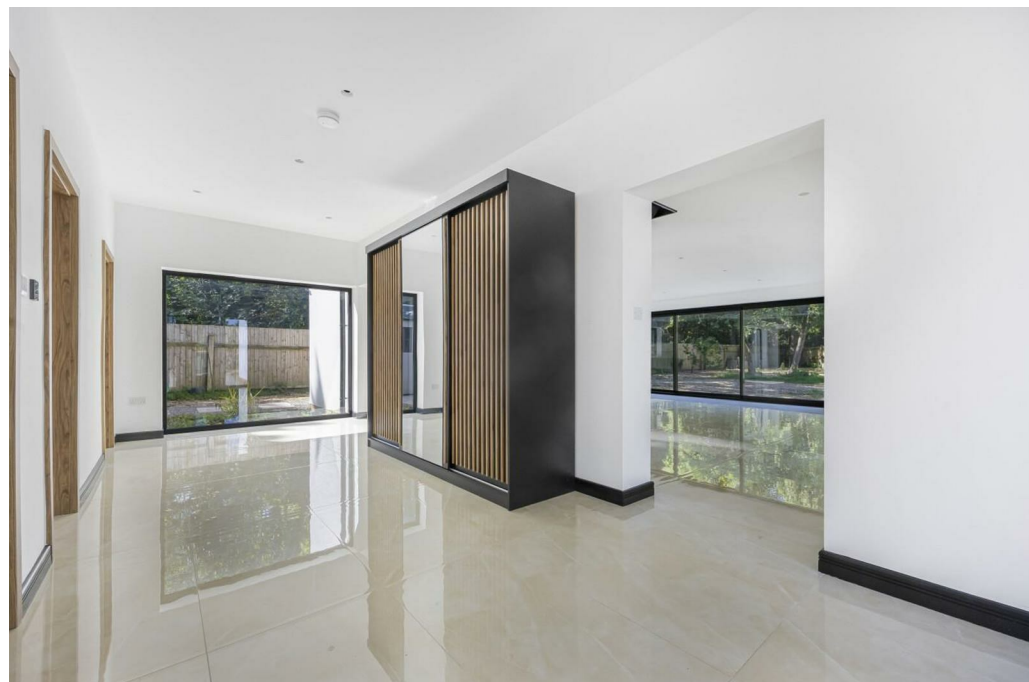
sales@philipboothesq.com  
www.philipboothesq.com

# 56 Makins Road, Henley-on-Thames RG9 1PR

An impressive newly-built 4/5-bedroom house of 2990 sq.ft situated in a quiet residential cul-de-sac, presented with no onward chain. Dramatic open-plan kitchen / dining space, large sitting room, 2 further reception rooms, ground floor bedroom / gym with en suite bathroom, utility laundry room. 4 double bedrooms with 3 bathrooms to the first floor. Set in a generous corner plot with mature trees. Outstanding EPC-A rating.



Council Tax Band: F



## ACCOMMODATION

An outstanding, architect-designed detached home of contemporary style, newly constructed and occupying a mature and private setting. The heating is powered by an air source heat pump via solar panels with battery storage and an EV charging point which together cover the annual electricity costs. Extending to approximately 2,990 sq ft, the property offers beautifully proportioned accommodation, combining striking modern design with a highly practical and well-balanced layout. The accommodation is arranged with a strong emphasis on light, space and modern family living. Conveniently located within a short walk of local amenities, Gillotts School and the leisure centre, whilst remaining approximately one mile of the town centre and enjoying easy access to the surrounding countryside.

The property is approached via a generous driveway providing ample parking.

A ramp leads up to the composite front door which opens to the spacious entrance hall featuring oversized polished porcelain tiling, a full-height picture window and a bespoke oak and glass staircase. Underfloor heating runs throughout the ground floor.

At the heart of the home is a particularly impressive open-plan kitchen/dining/living space of exceptional proportions, extending to over 30 feet in width and depth, and designed as a true hub for both everyday family life and entertaining.

The kitchen is comprehensively fitted with an extensive range of contemporary wall and base units with a central island and integrated appliances. Sliding doors open onto the patio terrace and garden beyond, providing an excellent connection between indoor and outdoor space. The scale allows for clearly defined dining and seating areas whilst retaining a seamless open-plan flow.

Flexible ground floor accommodation includes two additional study/family rooms ideally suited to home working or hobbies rooms.

Bedroom 5 or gym is located on the ground floor with an en suite shower room, allowing potential for a self-contained ground floor suite.

To the first floor there is a generous landing.

Bedroom 1 has a large full-height window overlooking the garden. The luxury en suite shower room has a white suite comprising a double width shower with glass screen and rainfall shower, a w.c., a twin basin unit with drawer under and a heated towel rail.

Bedroom 2 also enjoys en suite facilities comprising a shower, basin and w.c..

The remaining bedrooms are served by a well-appointed family bathroom, featuring a freestanding bath, a wash-hand basin and a w.c..

## Outside

A particular feature of the property is the generous garden with the backdrop of neighbouring trees creating a woodland retreat. There is an extensive paved patio terrace leading to the garden which is laid to lawn. To the front there is a gravel drive providing ample parking and there is current planning permission granted for a single garage.

## LOCATION

Living in Makins Road

The property is situated in very popular and quiet cul-de-sac, just off Makins Road on the Wootton Manor development approximately 1 mile from Henley town centre and Henley railway station. There is a regular 'Hopper' bus service to and from the town square, which stops on Makins Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and through London.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Sacred Heart Primary & Valley Road

Secondary Schools – Gillotts School (Outstanding)

Sixth Form – The Henley College

Private – St Mary’s School, Rupert House School,

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne’s Caversham, The Abbey, Reading as well as the Moulsoford and Abingdon schools

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various River pursuits are available on the Thames, and the world famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

#### Tenure – Freehold

Services - Mains electricity, water and drainage

Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band F





Approximate Gross Internal Area 2990 sq ft - 277 sq m

Ground Floor Area 1801 sq ft - 167 sq m

First Floor Area 1189 sq ft - 110 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

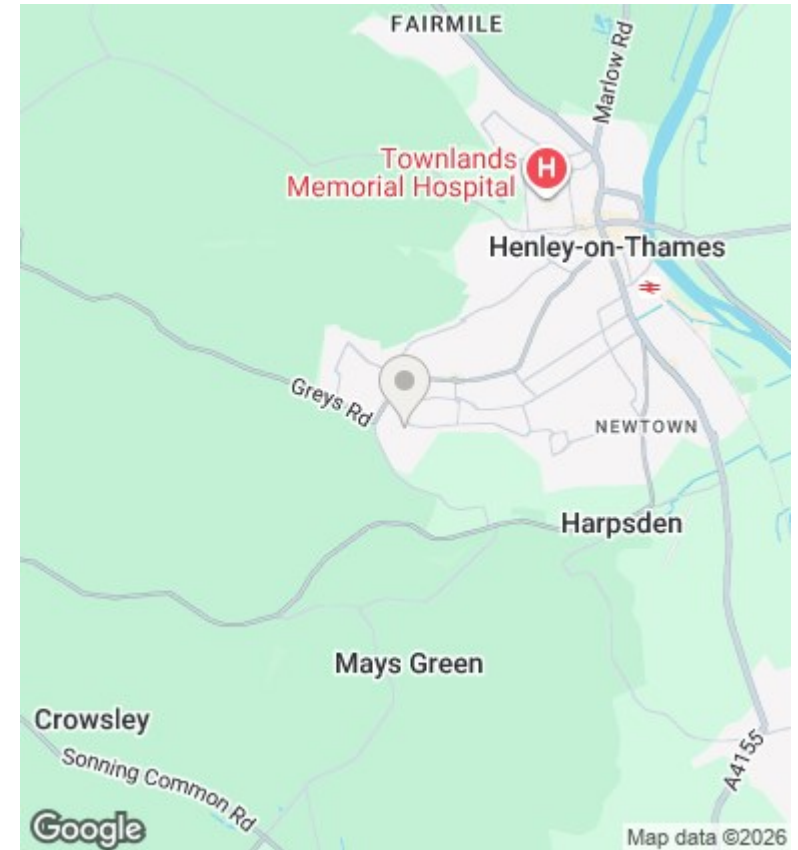


## Directions

From Station Road, turn left at the traffic lights into Reading Road. Take the 3rd turning on the right into St Andrews Road. Continue over the crossroads and up the hill for approx 0.5 miles. Continue over the roundabout into Makins Road and follow the road round the bend to the left. The cul-de-sac will be found on the right hand side with the property located in the far corner.

## Viewings

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	