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## Brindles Delight, 3 Rotherfield Road, Henley-On-Thames, Oxon, RG9

£2,450,000

- Attractive 5-bedroom extended detached home
- Professional-grade kitchen / breakfast room
- 2 further double bedrooms each with en suite shower rooms and a study
- Double detached garage, footings for potential 1st floor accommodation
- Superb location in a quiet, no-through road
- Principal bedroom with generous dressing room(s), en suite bathroom
- Impressive landscaped rear garden with mature shrubs and borders
- Multiple reception rooms and large entrance hall
- Double bedroom with family bathroom
- Gated private parking for several cars, and an EV charger

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

[sales@philipboothsq.com](mailto:sales@philipboothsq.com)  
[www.philipboothsq.com](http://www.philipboothsq.com)

# Brindles Delight, 3 Rotherfield Road, Henley-On-Thames RG9 1NR

A 5-bedroom detached home presented in excellent condition, in one of the most impressive roads in Henley-on-Thames, with multiple reception rooms, a professional kitchen, and set in a generous plot with a beautiful landscaped rear garden, private gated parking for several cars, and a detached double garage with space to build above, subject to permissions.



Council Tax Band: G



## ACCOMMODATION

Towards the lower end of this tree-lined avenue, the house is featured on the south-side of the road. Through the electric double wooden gates and onto the paved upper driveway, with parking for several cars and an EV charging point. A lower driveway in front of the detached garage features parking for 2 further cars.

The front elevation is part-render and brick, with a solid wooden front door and framed by up-and-down lighters.

Into the entry hallway, a generous, bright space with limestone floors and oak woodwork. The under-stairs area features a distinctive reading nook with oak fitted shelves. Further front windows create a calm seating area. Through a pair of glazed internal doors into the generous sitting room, with windows to the front and French doors to the rear, exposed wood floors, a wood-burning stove set into a slate hearth with wooden mantelpiece, and attractive pendant lampshades over the 2 seating areas.

Into the dining room, with limetone floors, which flows as a transitional space into the kitchen. A pair of doors lead from the dining room out to the rear patio terrace.

The kitchen/breakfast room is a particular feature of the house. Installed by restaurateurs, there is a professional working kitchen aesthetic and ample storage in fitted wall and base units, with a quartz composite worktop. Integrated appliances include a range with both gas and electric ovens, and 5 gas burners, with a stainless steel extractor hood and a dramatic steel extraction chimney over. The kitchen also features a Gaggenau steam oven and a Miele coffee maker, a wine fridge a dishwasher and a plumbed American-style fridge-freezer. The kitchen features 2 stainless steel sinks - one for the prep area - which could double as a versatile bar area - and another under the window to the rear.

A pair of French doors lead out to the garden patio, and there is space for a 4-6 seater dining table in the kitchen, with a pretty view over the well-stocked side garden flower beds.

The utility room has glazed double doors, and has space for a washer and dryer and also features a second dishwasher, set among fitted kitchen units.

From the entry hallway, a door leads to a cloakroom with w.c. and wash hand basin, with a window to the front. A generous cupboard features a radiator, thereby creating a useful airing cupboard. Through a pair of glazed internal doors into the large, friendly family room, with dual aspect windows and wooden floors.

Up the oak stairs to the vaulted first floor landing. This space benefits from a 2-storey ceiling height with Velux windows, and a long chandelier.

Into the principal bedroom suite with bedroom 5. Bedroom 5 is currently in use as a smaller dressing room but would make an excellent child's room or a study. The main bedroom has space for a super-king bed, laminate wood flooring, and with views to the rear garden. It opens into an equally large dressing room with sliding doors and mirrors, and through to the en suite bathroom with a walk-in shower, w.c., wash hand basin set into a wall-mounted cabinet and a heated towel rail. Both have windows to the front.

The landing features a wooden staircase up into the loft area, a vast part-boarded space above the bedrooms, connecting both sides of the house.

The family bathroom features floor-to-ceiling travertine tiles, a jacuzzi bath with a shower wand attachment, a w.c., wash hand basin and heated towel rail. Obscure glass windows open to the rear garden.

A comfortable double bedroom has laminate wood flooring, generous windows to the front and an attractive radiator cover.

Through a shared room which is currently in use as a study but could make a useful alternative seating area, and into two very large double bedrooms with exposed beam vaulted ceilings, laminate wood flooring, windows overlooking the rear aspect, and the other bedroom favouring the front aspect. Each bedroom has a tiled en suite bathroom with walk-in shower, wash hand basin and w.c., with a heated towel rail and wall-mounted cabinet.

## Outside

The south-facing rear garden is an exceptional space, designed for both outdoor entertaining and relaxing. The vast patio has several eating and seating areas, and an outdoor kitchen makes this a convivial space. The garden has been lovingly planted with mature shrubs, specimen and fruit trees, well-stocked perennial borders, and the lower level features some raised vegetable beds and a child's play area. The whole garden is surrounded by trees and feels intensely private. Up-and-down lighters add drama at night.

The detached garage can be accessed from the lower garden via a pedestrian door, and has an electric door, ample space, and a ladder up to the higher level. It has been constructed robustly, should the owner wish to add a second floor (subject to permissions). The garage is alarmed. The lower driveway in front of the garage also enjoys an electric wooden gate.

## LOCATION

Living in Rotherfield Road

Rotherfield Road is a prestigious, quiet, tree-lined no-through road, off Harpsden Way to the south of Henley town centre.

At the top of the road a bridleway leads down into the village of Harpsden, close to the Henley Golf Club, Harpsden Cricket club. A footpath leads down Drawback Hill and a further footpath cuts diagonally from Peppard Lane to Vicarage Road. It is a short walk down the hill, across the main road and towards the river for walking and entertainment.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a 3-screen cinema, a theatre, excellent independent 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 Station has direct links with London Paddington (via Twyford to the FGW main line 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

#### Schools

Rotherfield Road is within the catchment area for Trinity CE primary school.

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Preparatory Schools – St Mary's School on St Andrew's Road, and Rupert House School on Bell Street.

Private Secondary Schools - including Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey Reading, St Helen and St Katherine, Abingdon.

#### Leisure

River pursuits and the world-famous Royal Regatta. Henley Festival. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Henley Cricket Club and Rugby Club both have thriving teams and vibrant social facilities. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty. Phyllis Court private members club offers riverside dining, a sports centre with indoor swimming pool and tennis courts, croquet lawns and a busy schedule of social clubs.

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 G

Services - mains gas, electric, water and waste. Fibre-optic broadband to the property.



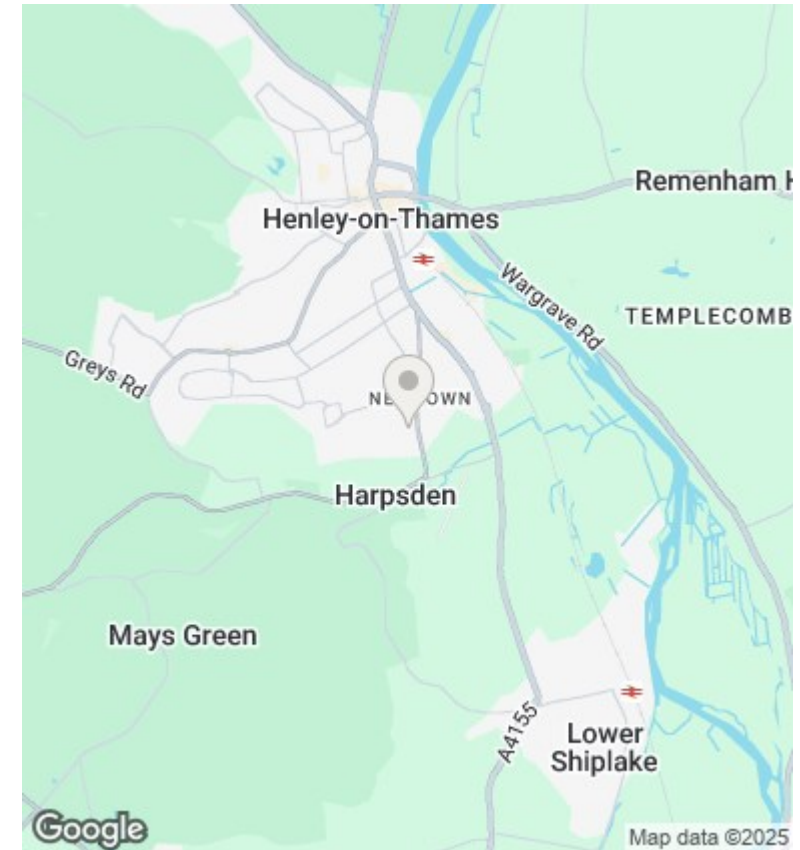


### 3 Rotherfield Road

Approximate Gross Internal Area = 296 sq m / 3183 sq ft  
Garage = 39 sq m / 425 sq ft  
Total = 335 sq m / 3608 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203067)



## Directions

From our office on Station Road in Henley, at the T-junction turn left (South) towards Reading, and at the small roundabout turn right onto Harpsden Road. Travel approx 1/3 mile up the road, past the right turning towards Peppard Lane, and then your next right is Rotherfield Road. The property is the second house on the left-hand side, and enter via the second set of wooden gates.

## 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>                          |                         |           |
| (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 |           |