



LANDFALL, ST ANDREWS ROAD, HENLEY-ON-THAMES



LANDFALL



5



4



4

A superb 5 bedroom detached family home, set within exclusive gated grounds, on one of Henley-on-Thames premier residential roads.

Discreetly positioned behind secure, solid gates, this exceptional detached residence has been beautifully remodelled to combine contemporary flair with timeless elegance.

Located on one of Henley's most sought-after roads, the home offers both privacy and convenience in a truly desirable setting.



THE PROPERTY

Designed with an eye for modern living, the property features an open-plan ground floor that is both spacious and inviting. Clever lighting enhances the atmosphere—warm and cosy in the evenings, while during the day, natural light floods the interior through the galleried landing and expansive windows.

The ground floor is thoughtfully zoned around a large central island, seamlessly integrating the kitchen, dining, and living spaces. High-quality materials—wood, stone, and metal—have been used throughout, giving the home a distinctive and stylish edge.









THE PROPERTY

A welcoming L-shaped entrance hall leads to a separate TV room and a dedicated study, offering versatile living spaces. The ground floor also benefits from direct access to the garage and a well-appointed shower room.

Upstairs, the principal suite is a standout, featuring a luxurious walk-in dressing room. A galleried landing leads to the guest suite and three additional double bedrooms, each beautifully presented.

This is a home that effortlessly balances design, comfort, and functionality—perfect for modern family living in an exclusive location.

PROPERTY INFORMATION

Services

Mains electricity, water, private drainage

Local Authority

South Oxfordshire District Council

Council Tax

Band G

EPC

Band b (74) Potential (78)

Postcode

RG9 1PL

What3Words

///referral.dentistry.giggles

Viewings

By prior appointment with Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



**Approximate Gross Internal Area 3887 sq ft - 361 sq m
(Including Garage)**

Ground Floor Area 2312 sq ft – 215 sq m

First Floor Area 1575 sq ft – 146 sq m



First Floor



Ground Floor



01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
