

Approximate Gross Internal Area 4105 sq ft - 382 sq m
 Ground Floor Area 1577 sq ft - 147 sq m
 First Floor Area 1385 sq ft - 129 sq m
 Coach House Ground Floor Area 562 sq ft - 52 sq m
 Coach House First Floor Area 581 sq ft - 54 sq m



**Guide Price
£1,950,000**

Greys Green

Tucked away in this pretty hamlet, a substantial unlisted period house with glorious gardens of 1.46 acres and a detached coach house.

- Period family house
- Elegant interiors with high ceilings
- 6 Bedrooms and 2 bathrooms
- Detached coach house
- Garaging
- Glorious gardens with path direct to Greys Court

Spacious period house with lovely gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- 📍 Henley-on-Thames 3.3 miles
- 📍 Reading 7 miles
- 📍 Shiplake Station 4.9 miles
- 📍 M40 (J4) 14 miles
- 📍 London 40 miles
- ✈ Heathrow Airport 26 miles



Copse House

Believed to have Jacobean origins, Copse House is the major portion of a well-proportioned and gracious property in the centre of the conservation village of Greys Green. Extended and modernised over the last 400 years, the house has elegant high ceilings and views overlooking the extensive gardens. The feel is of a period vicarage with lofty rooms, filled with light from the Georgian bow windows.

A discreet leafy driveway leads to the circular lawn with Silver Birch tree and up to the front of the house. The large reception hall leads to the drawing room with open fire and bow window. Double doors access the south facing brick terrace surrounded by roses and richly planted flower beds.

The dining room is currently used as a study and has a window overlooking the gardens. The stylish kitchen has been recently fitted with a range of wall and floor units, a central breakfast bar island, appliances including a fridge and freezer, dishwasher, two ovens, microwave and space for a table.

There is a separate utility room and a cloakroom.

Upstairs, there are six bedrooms; four generous doubles, a single and a box room - currently used as an office. The main bedroom has an en-suite bathroom with large shower and there is a family bathroom.

The Coach House

The pretty detached coach house has two garages with a central archway car port/storage. Stairs lead up past the shower room, to the open plan bedroom and sitting room with triple aspect windows overlooking the garden and with far reaching views over the adjacent Greys Court estate. There is potential to create a separate two storey dwelling, subject to planning.

Outside

The gardens of Copse House are a lovely setting with a large lawned circle with mature trees leading to the front of the house. There is a sunny side terrace with brick paving and a courtyard to the rear.

Carefully planted herbaceous borders with rose arches are a fine backdrop to the Coach House. The sweeping lawns are edged with bushes and shrubs for privacy and seclusion and lead to a wildflower garden with a magnificent magnolia tree. A gate leads into an area of woodland and onto the Greys Court estate. In all the land extends to 1.46 acres.

Services

Mains electricity and water. Oil fired central heating. Private drainage.
South Oxfordshire District Council, Tax Band G.
EPC Rating: Copse House - E. The Coach House - E.



Location

Grey's Green is a very sought-after hamlet of character properties built around a National Trust owned village cricket green. Henley-on-Thames has a comprehensive leisure and shopping facilities including a Waitrose, cafés and specialist shops. Henley and Reading railway stations have good services to London, Paddington (from 45 mins and 29 mins respectively).

The area is well served for schools, both state and private, including Rupert House in Henley, with The Oratory, Shiplake College, Reading Blue Coat, Queen Anne's in Caversham, Moulsoford and Cranford House Preps, all easily accessible. Footpaths leading to miles of walking in the surrounding countryside are accessible from a gate at the bottom of the garden. The property backs onto Greys Court, a 280 National Trust estate and stately home.

Directions

Post code: What3Words:///expand.lightens.uniforms

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

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.