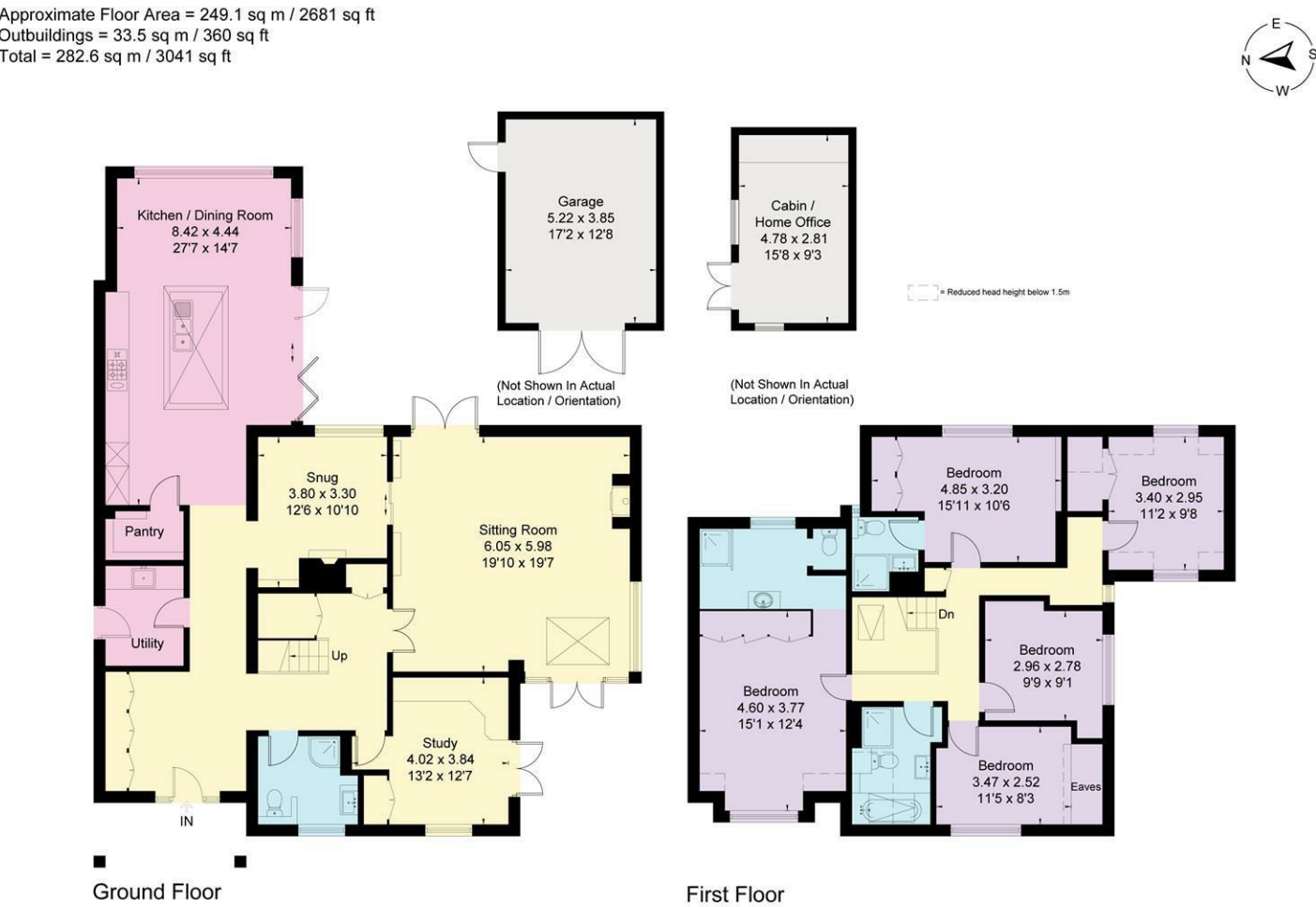
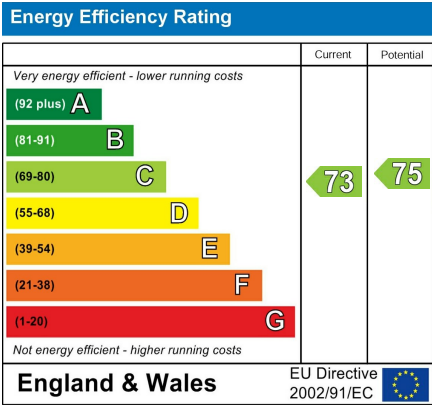


Approximate Floor Area = 249.1 sq m / 2681 sq ft
 Outbuildings = 33.5 sq m / 360 sq ft
 Total = 282.6 sq m / 3041 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94430



Guide Price
 £1,700,000

Wootton Road

A beautifully presented and remodelled New England style family home with Neptune kitchen, good entertaining spaces and garden home office.

- Smartly presented, full of light
- Neptune kitchen with island
- Five bedrooms, four bathrooms
- Three reception rooms
- Detached garage
- Garden cabin/home office/gym
- Garden and greenhouse

Five bedroom
 character family
 home

- Henley-on-Thames 1 mile
- Marlow 8 miles
- Reading 8 miles
- M4 (J8/9) 13 miles
- London 36 miles
- Heathrow 23 miles



1 Wootton Road

This stylish family home has been extended and refurbished in the last ten years, with white weather boarded and rendered elevations, an attractive oak framed porch, all complimented with double glazed painted hardwood windows and doors, with plantation shutters to the front.

There is a feeling of spaciousness throughout, from the handmade wide front door into the lovely open hall with ample fitted cloak cupboards. The engineered rustic oak floor leads into the living spaces and the kitchen.

The beautifully bright kitchen is fitted with hand painted Neptune cabinets and honed black granite worktops, including a large island unit, with fitted appliances including a Range Master double oven, Fisher & Paykel fridge freezer, Neff coffee machine, microwave and integrated dishwasher. A large 3m roof lantern floods the room with light and wide bifold doors open onto the rear terrace.

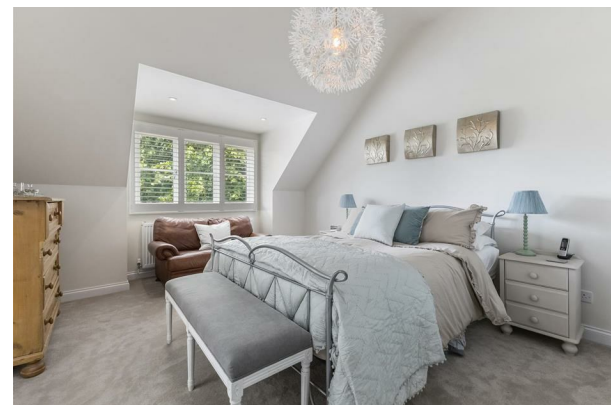
There is a walk-in pantry, the limestone floor extends throughout the kitchen and utility room all with underfloor heating. Adjacent to the kitchen is a snug with open fireplace and pocket doors leading into the 6m square sitting room with orangery area to one corner and a fireplace with woodburning stove.

At the front of the house there is a generous study, beautifully fitted with Neville Johnson cupboards and desk, media cupboard with Wifi hub & Cat 6 patch panel. Doors open onto the courtyard terrace garden. Also off the hall is a cloakroom/shower room.

On the first floor there are five double bedrooms and three bath/shower rooms; all the bathrooms are attractively tiled and have quality fittings, including Grohe and Aqualisa showers together with Merlyn shower screens. The main bedroom has a vaulted ceiling, with a beautifully appointed en-suite with walk-in shower and underfloor heating.

Outside

The front is approached via a pair of five bar gates, with gravel drive providing ample parking. There is a good-sized detached garage with double timber doors and pitched roof with log store to side. The garden is accessed via a side gate and through the private courtyard terraced garden, attractively paved with Indian sandstone which extends around the side and opens out to a large terrace at the rear. There are raised planters and beds and the mature garden is mainly laid to lawn with a small orchard area to the rear, 8 x 6' aluminium greenhouse and garden shed. There is a generous sized cabin/home office wired for Zoom broadband.



Services

All main services connected. Cat 6. Gas central heating with underfloor heating to the kitchen, dining and utility areas.
South Oxfordshire District Council. Tax Band F.
EPC Rating C.

Location

Wootton Road is located between the top of St Andrews Road and Greys Road with a very useful convenience store located just two minutes away and the town centre approx a mile. Henley offers excellent facilities including a Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a vibrant weekly market. Henley railway station also offers an efficient service into London Paddington (approx. 50 mins) connecting with Crossrail at Twyford. The River Thames offers many attractions, including the international annual Royal Regatta. There are excellent state and private schools, with Gillotts secondary school and Valley Road Primary both within walking distance, as well as an array of other private schools all close by.

Directions

Post code: RG9 1QE What3Words: ///loving.sweetened.spans

Viewings

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.