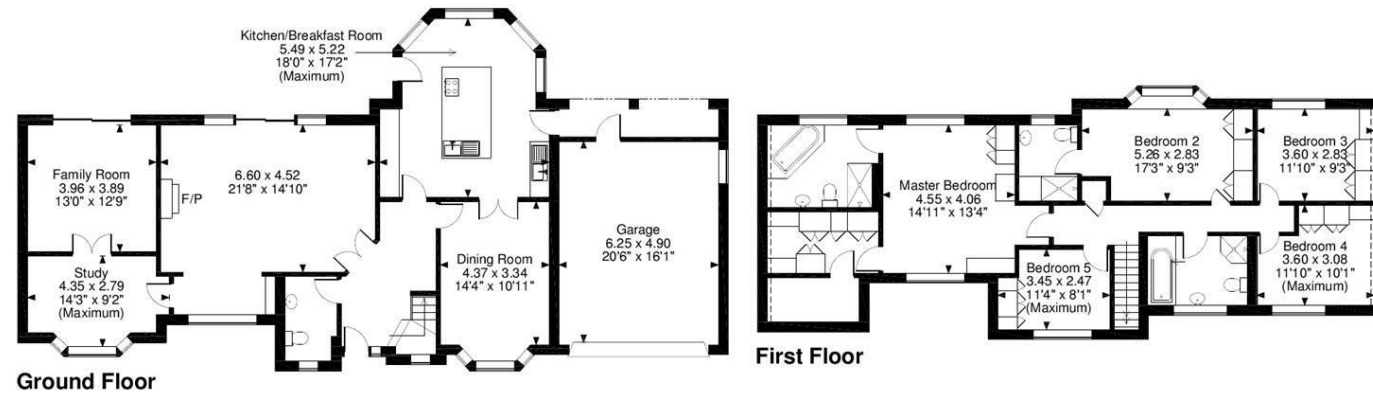
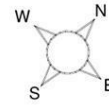
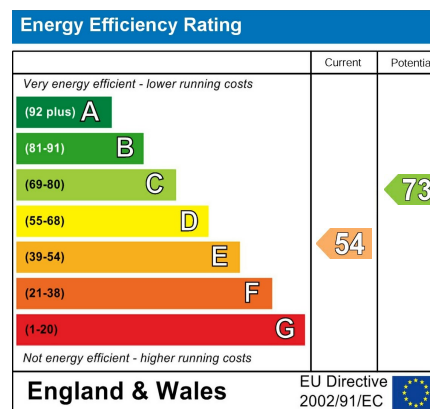


Satwell Close, Henley-on-Thames  
Approximate Gross Internal Area  
Main House = 2434 Sq Ft/226 Sq M  
Garage = 330 Sq Ft/31 Sq M  
Total = 2764 Sq Ft/257 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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**Guide Price**  
**£2,450,000**

**Satwell Close**

A beautiful well-presented family home in a quiet semi-rural location less than five miles from Henley.

- Five Bedrooms
- Double Study
- Integrated Garage
- Two En Suites
- Garden Cabin
- Quiet location
- Beautiful Grounds
- Exclusive Road
- Air Conditioning
- Driveway

5 bedroom family home in one of the areas prime residential roads

- Henley-on-Thames 4 miles
- Reading 7 miles
- Marlow 12 miles
- Oxford 21 miles
- London 44 miles
- Heathrow 24 miles





## Holly Dell

Discreetly set back in its plot, Holly Dell is a five bedroom, four reception room house standing in beautiful grounds on this highly sought after and exclusive road in Rotherfield Greys, itself an idyllic hamlet just outside Henley on Thames. The house is beautifully presented with a fine balance of family accommodation, home office, and entertaining space arranged over two floors with all the principal rooms enjoying stunning views over the rear garden.

The ground floor has a central receiving hallway leading into a high specification and well appointed kitchen, separate dining room, cloakroom and drawing room. There are two separate but connecting studies, ideal for home working and family room. The first floor has 5 bedrooms and a luxurious family bathroom. The lovely master bedroom has a superb ensuite bathroom and separate dressing room, the guest bedroom also has a private ensuite. A great feature of Holly Dell is air conditioning in the bedrooms and there is spacious integrated garage, which also offers great potential for conversion.

## Outside

A particularly fine feature of Holly Dell is the beautiful grounds. The house is approached along a carriage driveway drawing up in front of the house. The rear garden has a paved terrace running along the back of the house stepping out to a beautiful lawn that is interspersed with mature planting, specimens trees and floor beds. There is a garden cabin (currently used as a gym) and to the rear a wild garden area overlooking the paddocks beyond the garden boundary. The atmosphere and feel of the property is one of privacy and relaxation.

## Situation

Satwell Close is a private and prestigious road, set within the delightful hamlet of Satwell only 3 miles from Henley. Henley town centre offers a comprehensive range of shopping, schooling and recreational facilities including a theatre and cinema and the larger towns of Reading and Oxford are within easy driving distance. The area is well served for schools including Rupert House in Henley, The Oratory in Woodcote and Queen Anne's in Caversham. There are a number of fine golf courses around Henley-on-Thames including Badgemore, Henley and Huntercombe. There are numerous local walks affording the opportunity to explore and enjoy the beautiful Chiltern countryside surrounding Satwell.



## Services

Mains electricity, oil fired central heating, water and private drainage.

## 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.

## Directions

Leave Henley up Gravel Hill signposted to Badgemore and Rotherfield Greys and go past Greys Court and through Grey's Green passing the cricket pitch on your right. Immediately after the cricket pitch, turn right, signposted to Shepherds Green and take the second turning into Satwell Close where you will find Holly Dell about half way down on the left.

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

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