



Fairmile
 Approximate Gross Internal Area = 303.22 sq m / 3263 sq ft
 Garage = 35.40 sq m / 381.04 sq ft
 Total = 338.62 sq m / 3644.04 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	84
	EU Directive 2002/91/EC		



Guide Price
£2,500,000

Fairmile, Henley-on-Thames

A stunning family home, situated in a private location to the west of Henley-on-Thames, which has undergone extensive remodelling and enlargement in recent years.

- Stunning Family Home
- High Specification Finish
- Striking Family Kitchen
- 2 Receptions Rooms & Separate Study
- 4 Bedrooms, 3 Bathrooms
- Scope For 5th Bedroom Suite
- Mature Gardens Approx 0.5 acres
- Detached double Garage

A stunning 4 bedroom family home located on the edge of Henley.

- Henley centre 1 mile
- Marlow 8 mile
- Reading 9 miles
- Oxford 22 miles
- London 40 miles
- Heathrow 23 miles





Description

Melford is a stunning family home, situated in a private location to the west of Henley-on-Thames, which has undergone extensive remodelling and enlargement in recent years.

Natural light is a striking feature of Melford, which now boasts bright living spaces designed for modern family life, all finished to exacting standards with a high attention to detail.

The ground floor accommodation is centred around the family kitchen, with stone work surfaces and Travertine flooring. French windows open to the garden, and full-height glazed units which bring natural light into the heart of the home.

Both main reception rooms are currently accessed via the kitchen, each providing additional access to the garden. The ground floor accommodation is completed by the study, an extensive utility/boot room and W.C.

On the first floor, the triple aspect, principal bedroom suite comprises the bedroom, a dressing room with bespoke wardrobes, and an en-suite shower room. There are two further bedroom suites, one with a dressing room, and both with en-suite shower rooms, as well as a further bedroom and a family bathroom.

The loft space is fully insulated and boarded, and has been designed to accommodate an additional bedroom suite, if desired by a future owner. Access can easily be installed from the landing.

Melford stands in grounds of approximately half an acre, a rare feature for properties in the town. The rear garden is a level expanse of lawn with mature conifer borders, and a terrace across the rear of the property, is accessed from the kitchen, family room, and lounge. To the front, the property offers parking for several cars and a double garage accessed via electric doors.

Location

The Fairmile is a beautiful tree-lined avenue leading into central Henley-on-Thames, featuring attractive properties, a vineyard on the side of the valley, and rolling hills beyond. The location of the house is within a mile of the town centre.

Henley-on-Thames itself is a charming market town set in beautiful, unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, award-winning restaurants, as well as a three-screen cinema and theatre. The town is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, the Henley Literary Festival, and regional farmers' markets.



The prestigious Leander Club, the well-supported Rugby Club, and Phyllis Court (a private members' club) are all within walking distance. There are numerous primary and secondary schools, as well as Henley College, which also offers adult learning facilities. Golf is available at Henley and Huntercombe, and there are excellent walks beside the river and in the nearby Chiltern Hills.

Directions

Postcode: RG9 2JX

what3words:///carting.atoms.starfish

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.