



## Beautifully designed brand new home in Henley-on-Thames

**Valley Road, Henley-On-Thames, RG9**

£3,500 pcm plus fees apply, Unfurnished  
Available immediately

savills

- Stunning new build
- Beautiful views
- Large driveway
- Beautiful finish
- Well appointed

**About this property**

Beautifully finished, this new home offers spacious accommodation with attractive finishes throughout. With views over woodland and fields, yet close to town with its shops, rail station and river plus an array of local schools.

The entrance hall has space for coats and boots with a cloakroom and w/c to the right. Double doors lead to the open plan living space with an impressive view through bi-folding doors, which open the space up completely to the garden. The kitchen is has a range of upper and lower units including smart storage solutions, whilst a separate utility space offers a further sink, washing machine, second fridge/freezer and access to the garden.

To the first floor is a spacious reception, ideal as a media room, with large picture window enjoying the surrounding views. This is next to a study, or guest bedroom. The master suite has a large bedroom space with views over the fields, a dressing room and an en suite with large shower.

The second floor offers two en suite bedrooms, both with fitted wardrobes, a fourth bedroom and a family bathroom offering bath and overhead shower.

There is a large driveway to the side of the house. The house has a bright, airy feel throughout with large windows, spacious rooms and a contemporary feel.

**Local Information**

Set within short distance of the bustling, vibrant centre of Henley-on-Thames, close to good shops, theatre, restaurants, the cinema and the beautiful River Thames. The town offers many cultural and sporting activities, the rolling Chiltern Hills are on the doorstep and the commuter links by train or road are excellent to London, Reading, Oxford and the midlands. The M40 and M4 motorways are within easy reach as is Heathrow airport.

**Furnishing**

Unfurnished

**Local Authority**

South Oxfordshire District Council  
Council Tax Band = Council Tax

**Energy Performance**

EPC Rating = To be confirmed

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office.  
Telephone: +44 (0) 1491 843 002.







Valley Road, Henley-On-Thames, RG9  
 Gross Internal Area 2029 sq ft, 188.50 m<sup>2</sup>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		92
(81-94)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide). Hard copy available on request. . 20210112ANGC

