



# A modern beautifully updated detached home

Harcourt House, St. Andrews Road, Henley-on-Thames, Oxfordshire, RG9 1PG

Freehold





Entrance hall • sitting room • family room • study  
kitchen / dining area • conservatory • utility room  
cloakroom • lower ground floor studio • store room  
4 bedrooms (2 en suite) • family bathroom • garage

### Situation

The property is situated on this popular tree lined road within a very sought after area of Henley approx ¾ mile from the Town Centre and all major amenities including a fine variety of shops, pubs and restaurants.

More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington.

The A404M provides access to the M40 J4 & M4 J8/9 with access to Heathrow and the motorway network. There are schools in the area of excellent repute. Sporting facilities include golf at a number of local courses and boating on the River Thames.

### Description

Harcourt House is an attractive detached home, set in a tucked away location off the highly sought after St. Andrews Road. The house has been updated and features underfloor heating on the ground floor and first floor and a Sonos system throughout the house.

The large open plan kitchen/breakfast room was fitted in October/November 2019 and features a range of floor and wall mounted units, large central island, with NEFF appliances and a Dekton (composite) work surface and opens on to the garden.

The sitting room has oak floors and a living flame gas fire with stone surround. The family room overlooks the front garden and there is also a study, utility and cloakroom.

From the hall stairs lead down to the lower ground floor, with a large studio room/games room, separate store room and has bi fold doors on to a terrace.

To the first floor there are 4 double bedrooms (2 en suite) and a family bathroom. All bathrooms are finished with Villeroy and Boch fittings.







## Outside

The property is approached via electric aluminum gates to a resin driveway with ample parking and a garage. The garden surrounds the property, with the rear garden being of a southerly aspect and has been professionally landscaped. It's a real feature of this property that will delight plant lovers with ample entertainment space on the porcelain tiled patio or Millboard deck with overhead lights and rill water feature, perfect for al fresco dining. There is a summerhouse with power and heating and storage to the side. There is a fully automated irrigation system, outdoor dog shower, uplighters to both front and rear gardens and a motion detection security lighting.

## Directions

Entering Henley over the bridge turn left at the traffic lights into Thames Side. Follow the road to the next set of traffic lights. Turn left onto the Reading Road. Take the 3rd turning right into St Andrews Road, go straight over the crossroads and continue up St. Andrews Road. Harcourt House can be found near the top of St. Andrews Road on the left hand side (opposite Green Lane).

## General remarks and stipulations

### Tenure

Freehold with vacant possession on completion.

### Services

All mains services are connected. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

### Local authority

South Oxfordshire District Council

### Post Code

RG9 1PG

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



Approximate Area = 233.3 sq m / 2511 sq ft  
Garage = 22.3 sq m / 240 sq ft  
Total = 255.6 sq m / 2751 sq ft  
For identification only. Not to scale.  
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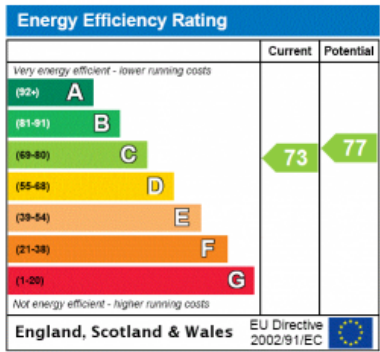
Lower Ground Floor

Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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