



# A Character Arts & Crafts family home

Rotherfield, 30 Rotherfield Road, Henley-on-Thames, RG9 1NN, Oxfordshire









Reception hall • Drawing room • Sitting room  
Dining room • Kitchen/breakfast/family room • Utility  
Pantry • Study/snug • Cloakroom • Master bedroom with  
en suite and dressing room/bedroom 5 • 3 further  
bedrooms (2 en suite) • Family bathroom • Landscaped  
gardens • Double garage • Swimming pool and pool  
house • Games room with storage • About 1.0 acre

### Situation

Rotherfield is situated in a quiet position in one of Henley's most sought after residential roads, within a mile of the town centre, River Thames and train station, from which there is a service to London, Paddington (from 45 minutes). The M4, with links to London, M25 and the M40 is within 10 miles. Henley Golf Club is close by and Huntercombe, Temple or Badgemore Clubs are nearby. There is an excellent range of state and independent schools in the area. Boating may be enjoyed on the River Thames with racing at Ascot, Newbury and Windsor.

### Description

Rotherfield is a characterful Arts and Crafts house set in a mature plot of circa one acre, situated on a prestigious and tranquil road on the edge of Henley. The house benefits from an excellent layout with two reception rooms to the front with bay windows overlooking the front garden, separate dining room, useful utility and pantry and wonderful modern kitchen/dining/family room to the rear with log burner and sliding doors leading on to the garden. There is also a useful study area/snug connecting to the kitchen.

On the first floor is a very generous master suite with large dressing area/5th bedroom and 2 further very well laid out bedrooms - one a suite with bathroom, dressing room and balcony, the other with bathroom en suite - and a further bathroom. There is excellent storage on the second floor in the eaves and a good sized fourth bedroom.

### Outside

The house, set in the middle of its plot, is approached via a long, curved drive. The front garden is mainly laid to lawn surrounded by many mature shrubs and trees providing excellent privacy. To the side between the front door and the double garage is an area of garden containing a beautiful stand of magnolia trees. The rear garden has a lawned area bounded by mature hedges and contains a wonderful mix of mature shrubs, plants, damson, apple and cherry trees. There is a large Yorkstone paved patio area with excellent space for al fresco dining, which can be accessed via sliding patio doors from the family room. The chalet-style pool house contains a wonderful 30' swimming pool, with sliding doors to 2 sides accessing the garden.





To the rear of the garden there is a substantial annexe with running water and electricity, currently used as a games room and storage but with multiple possibilities.

#### **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 has been tested.

#### **Postcode**

RG9 1NN

#### **Local authority**

South Oxfordshire  
District Council

#### **Energy Performance**

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

#### **Directions**

From Henley, take the A4155 to Reading. After about half a mile, at the second mini roundabout, take the right turn to Harpsden. At the brow of the hill in Harpsden Way, turn right into Rotherfield Road and after 300 yards the drive to Rotherfield will be found on the right. Post code RG9 1NN.

#### **Viewing**

Strictly by appointment  
with Savills.









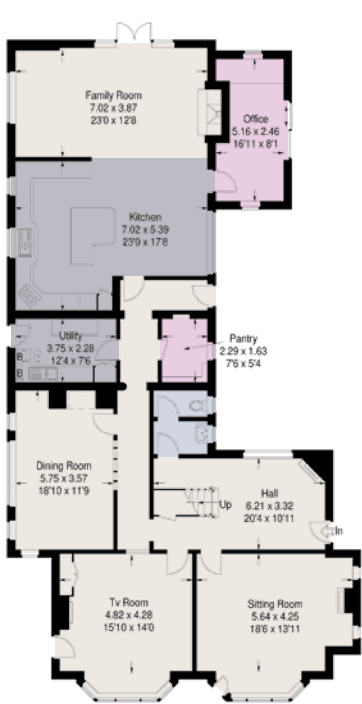
Rotherfield, 30 Rotherfield Road, Henley-on-Thames, RG9 1NN, Oxfordshire  
Gross internal area (approx) 404 sq m/4349 sq ft  
Garage 207 sq m/2228sq ft  
Total 641sq m/6900sq ft

Contact  
Savills Henley-On-Thames  
01491 843 001  
henley@savills.com



savills

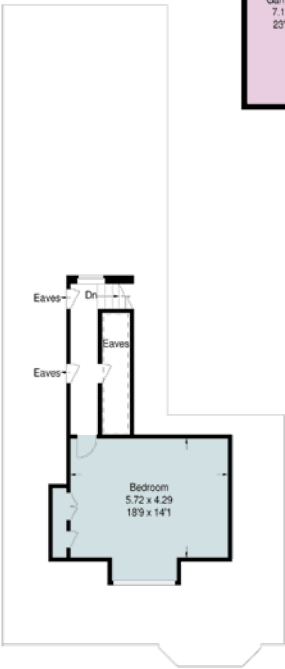
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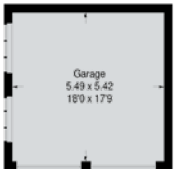
Ground Floor



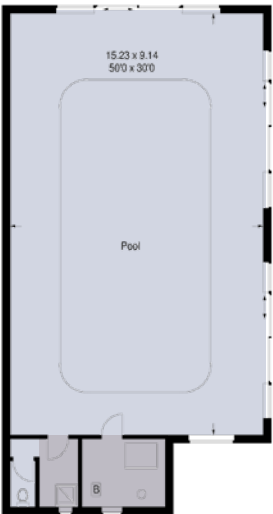
First Floor



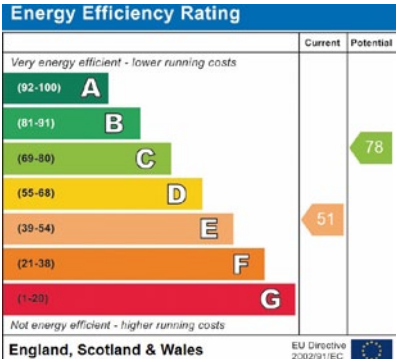
Second Floor



(Not Shown in Actual Location / Orientation)  
Garage



Outbuildings



For identification only. Not to scale. © 140619

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