



Large bungalow in an outstanding setting

Astbury, Satwell Close, Rotherfield Greys, Henley-on-Thames, Oxfordshire, RG9 4QT

Freehold



Sitting Room • Dining Room • Kitchen • Conservatory • Study • Principal bedroom • 2 further bedrooms • 2 bathrooms • Garage • EPC rating: F

Situation

Astbury is superbly situated, tucked away at the end of this highly desirable no through lane situated on the edge of Shepherds Green. The property is extremely well positioned for access to Henley and Reading, both of which offer extensive shopping, recreational and educational facilities. Reading has a mainline train service to London (Paddington) from 25 minutes with Crossrail when connected. The area is well served for schools, including Rupert House in Henley, The Oratory, Eton, Radley, Wellington, Wycombe Abbey for Girls and Queen Anne's in Caversham. There are a number of fine golf courses around Henley-on-Thames, including Henley and Huntercombe. Surrounded by the Chilterns, the nearby countryside offers miles of extensive walking and riding.

Description

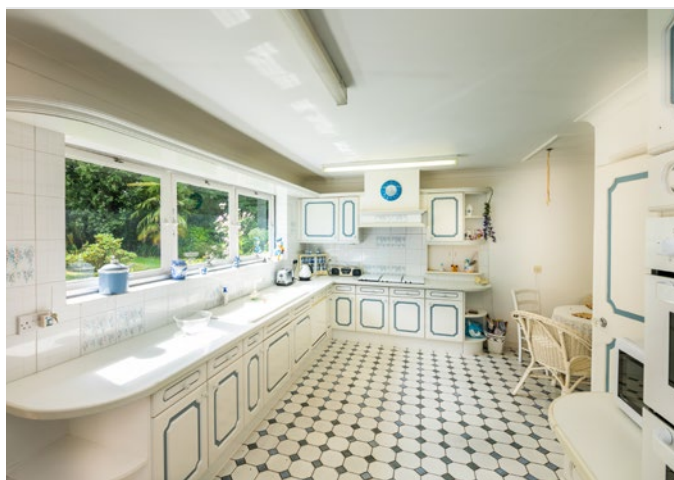
Astbury is an attractive single storey property with enormous potential to redevelop, subject to the usual planning consents. It is on the market for the first time in 35 years and has been a much loved home offering well-presented accommodation approaching 2700 square feet. It has been extended over the

years and is light and airy throughout, taking full advantage of the beautiful gardens.

The reception hall leads to a lovely drawing room with an open fireplace and French doors to the garden terrace. This is open to the dining room which is double aspect with sliding doors opening to the conservatory which provides the perfect place to sit and enjoy the surrounding gardens. The kitchen is light and bright and fitted with a range of wall and floor units and integrated appliances. There is a principle bedroom with an en suite, 2 further bedrooms and a family bathroom.

Outside

The gated entrance from Satwell Close has an entryphone system and opens to a sweeping tarmac driveway leading to a generous parking area to the front of the house and double garage. Astbury sits well in the plot and is surrounded by beautiful gardens and grounds which are laid mainly to lawn with mature flowerbeds planted with a variety of shrubs and trees. The plot extends to 1.65 acres and is private having mature trees to all boundaries and is set in beautiful South Oxfordshire countryside.





Directions

From Henley-on-Thames proceed up Greys Hill passing Badmore Golf Club and continue to the village of Rotherfield Greys. Shortly after passing the cricket green, turn right signposted to Satwell. Proceed for approximately $\frac{1}{2}$ a mile and turn right into Satwell Close. The gated entrance to Astbury is situated in the left hand corner at the end of this no through road. Post code RG9 4QT.

Local authority

South Oxfordshire District Council

Services

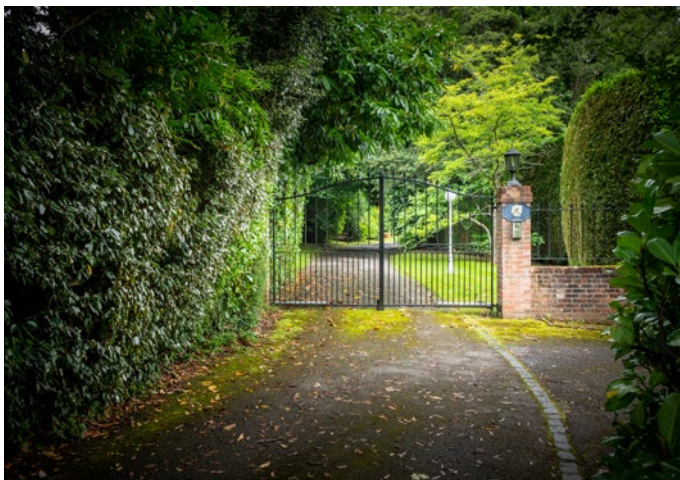
Mains water and electricity, private drainage. Oil fired central heating. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Energy Performance

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

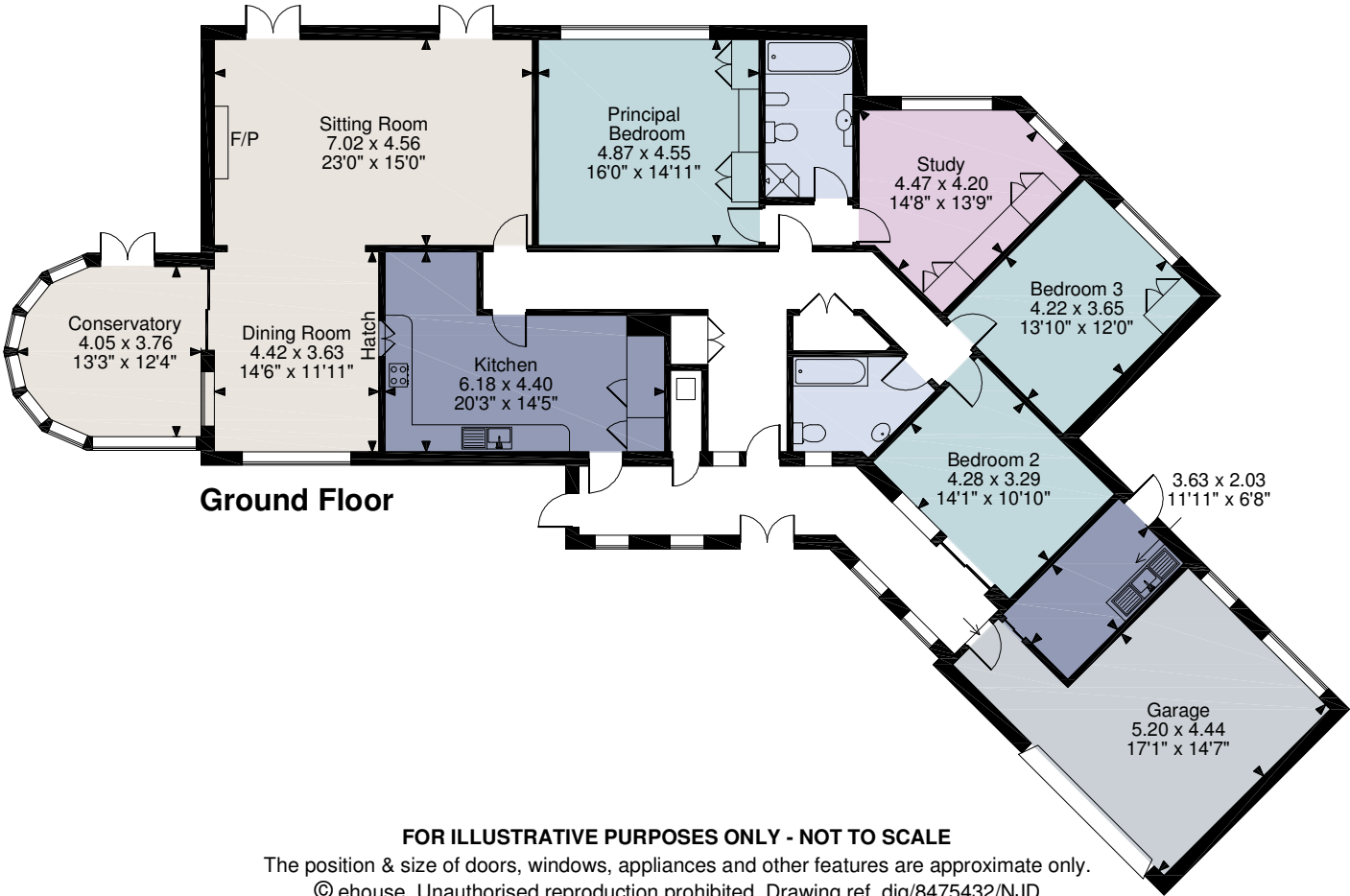
Viewing

Strictly by appointment with Savills.



Astbury, Satwell Close

Main House gross internal area = 2,397 sq ft / 223 sq m
Garage gross internal area = 282 sq ft / 26 sq m
Total gross internal area = 2,679 sq ft / 249 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		37
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For identification only. Not to scale. © Insert date stamp

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