



WINDRUSH

LAMBRIDGE WOOD ROAD | HENLEY-ON-THAMES | OXFORDSHIRE

WINDRUSH

LAMBRIDGE WOOD ROAD
HENLEY-ON-THAMES | OXFORDSHIRE

FAMILY HOME IN STUNNING RURAL SETTING,
MOMENTS FROM HENLEY TOWN CENTRE

Reception hall • kitchen/breakfast room
• dining room • sitting room • study • utility
• W.C. • master bedroom with en suite
shower • 3 double bedrooms • family
bathroom • Double garage • swimming pool
and summer house

Directions (RG9 3BS)

From the centre of Henley-on-Thames proceed out along Bell Street across the mini-roundabout and proceed up The Fairmile (A4130) towards Oxford. Take the last turning on the left off The Fairmile and proceed up Lambridge Wood Road, Windrush will be found up on the right hand side.



Situation

Windrush occupies a wonderful private elevated location on Lambridge Wood Road located off The Fairmile. Walking distance to Henley-on-Thames (1.2 miles), the town offers excellent shopping and recreational facilities. There is a train service from Henley station to London Paddington (via Twyford) from 50 minutes, and a main line train service from Reading to London Paddington (from 24 minutes). The area is well served for schooling including Rupert House, Cranford House, Reading Blue Coat School, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham. The surrounding countryside offers miles of riding and walking.

Description

Windrush is entered through a light and spacious reception hall with a galleried staircase and solid oak flooring. The ground floor accommodation comprises a spacious kitchen with solid wood Optiplan cabinets, granite worktops, breakfast bar and a ceramic tiled floor. French doors lead from the kitchen to the garden. Leading off the hall and the kitchen is the dining room offering access to the garden. Steps lead up to the sitting room with two large picture windows taking in the views front and back. There is a large fireplace with a gas fire. Leading back into the hall there is a WC and study.

On the first floor the master suite has built in wardrobes, an en-suite shower room and glorious views over the garden and fields beyond. There are 3 further bedrooms with fitted wardrobes and a family bathroom with Heritage fittings.

Planning Permission - P15/S0824/HH

There is lapsed planning permission for the construction of new extension comprising on the ground floor lobby with stairs to first floor, w.c. and utility room and on the first floor two additional bedrooms, one with en suite bathroom. All formed to the rear and above the existing double garage.

Outside

Accessed through gates, there is a large gravelled driveway offering ample parking. The front garden is mainly laid to lawn with attractive borders. The rear garden has a large private patio area, perfect for alfresco dining. The rest of the garden is laid to lawn with well stocked borders and a wild flower meadow at the rear. The swimming pool has a stone surround and is heated by an Economy 7 system. The pool house has room for storage and a shower room.

The large double garage has loft access and is accessed easily from the house.

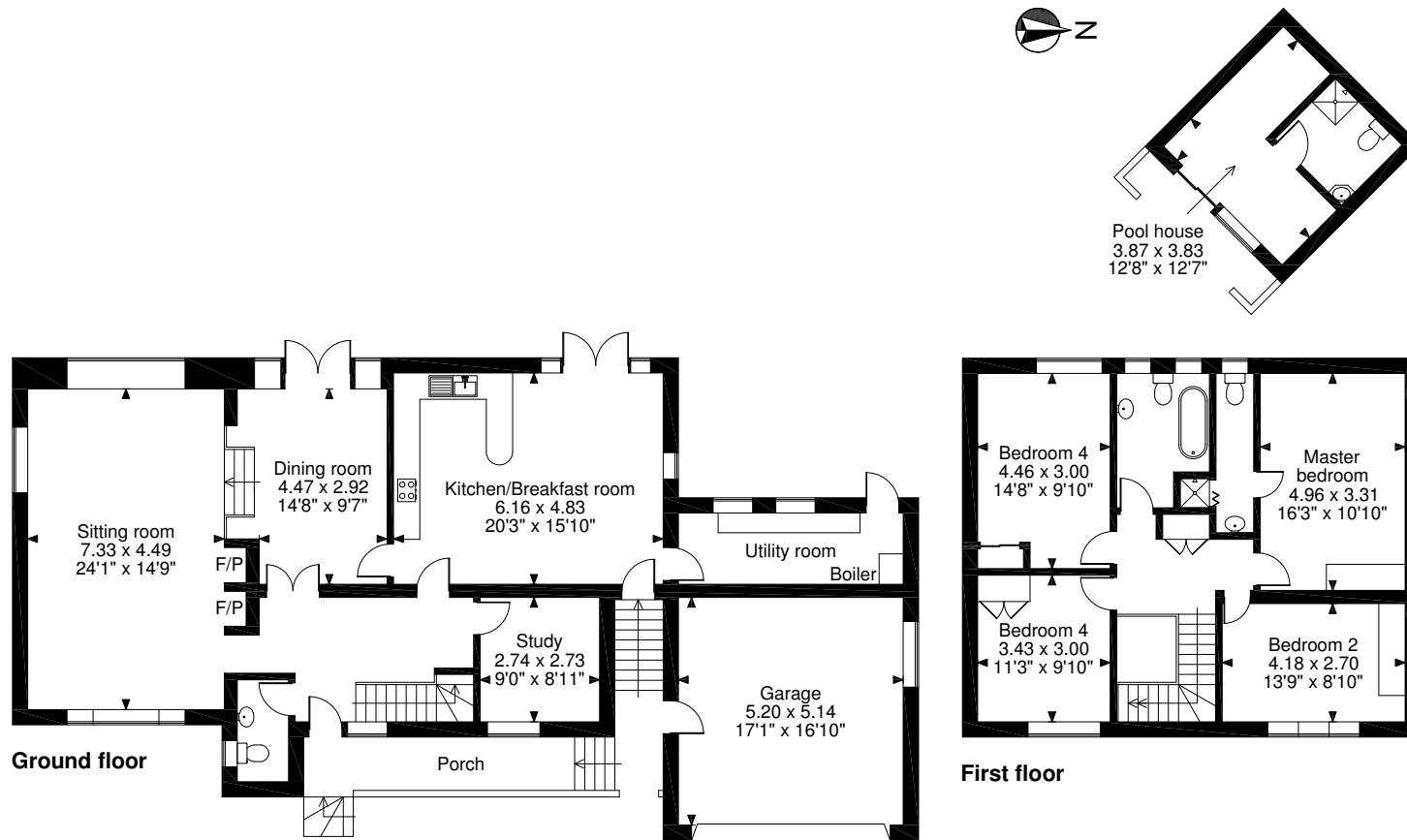


WINDRUSH, HENLEY-ON-THAMES

Main House gross internal area = 2,053 sq ft / 191 sq m

Garage gross internal area = 288 sq ft / 27 sq m

Pool House gross internal area = 160 sq ft / 15 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8383903/SS

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190516MM

General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

Services: Mains water, electricity and gas, mains drainage.

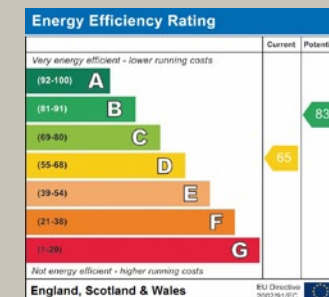
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority: South Oxfordshire District Council.

Post Code: RG9 3BS

Viewing: Strictly by appointment with Savills.

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



Savills Henley-on-Thames
 henley@savills.com
 01491 843000
 savills.co.uk

