



Delightful family home within 0.5 miles of the town

**The Lime House, Ancastle Green, Henley-on-Thames, Oxfordshire, RG9 1TR**

Freehold





Galleried entrance hall • kitchen/breakfast room • utility room • dining room • drawing room • playroom • study family room • W.C. • five bedrms (2 en suite) • family bathroom • double garage • delightful private gardens

### Distances

Henley-on-Thames town centre 0.5 miles • Henley Station 1 mile (Paddington, from 50 minutes) • Reading 8 miles, (Paddington 25 minutes) • Heathrow Airport 20 miles • Central London 36 miles. (Times and distances approximate).

### Situation

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London.

Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets.

The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within a mile distance.

There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities.

There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

### Description

The Lime House is a fantastic detached family home built in 1990. The house has leaded lighted double glazed windows and gas central heating with a Worcester combination boiler installed in 2018, with individual thermostat controls.

The accommodation downstairs leads off of a galleried entrance hall where there is a square drawing room with an open fire and patio doors to the garden.

The accommodation flows very well with a large dining room and 3 additional reception rooms.

On the first floor there are 5 bedrooms, 2 of which are ensuite.

The gardens are particularly well stocked and cared for giving an all-round array of colour.







#### **Directions**

At the top of Hart Street proceed past the market square and leave the town up Gravel Hill with the town hall on your right.

After 500 yards past Paradise Road, Ancastle Green is on your left. As you enter Ancastle Green bear right and on the far right corner there is a private drive to The Lime House.

#### **General remarks and stipulations**

#### **Tenure**

Freehold.

#### **Services**

Mains services: Mains gas, electricity and water. private drainage, Solar panels.

#### **Energy Performance**

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

#### **Local Authority**

South Oxfordshire District Council.

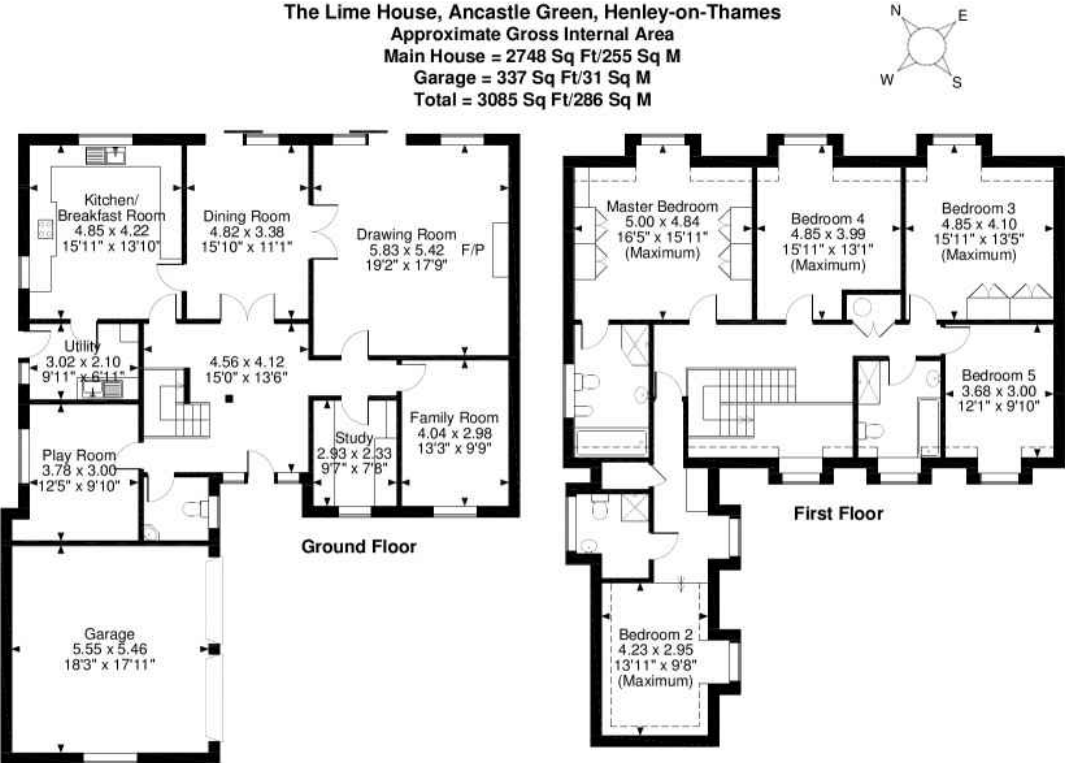
#### **Council Tax**

Band G. The amount payable 2020/21 £3297.47.

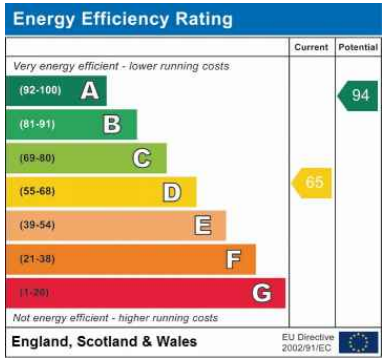
#### **Viewing**

Strictly by appointment with Savills, Henley on Thames or joint agents Robinson Sherston, Henley on Thames.





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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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