



FAIRWAY HOUSE

Nuffield, Henley-on-Thames, Oxfordshire

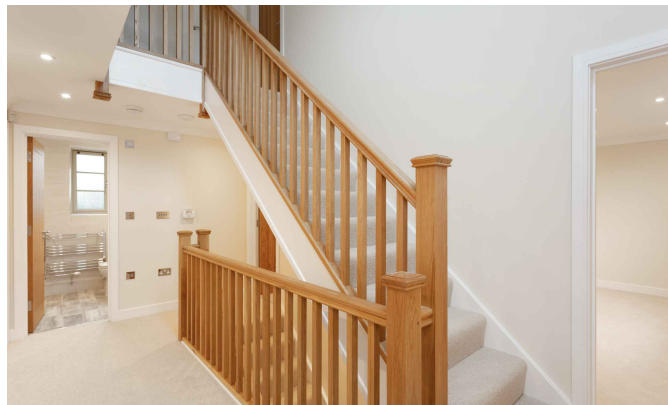


An elegant executive home with rural views, mature garden and detached double garage with ensuite studio above

Entrance hall ♦ kitchen/breakfast room ♦ utility room ♦ garden room ♦ sitting room ♦ family room ♦ study ♦ Master suite with dressing room ♦ guest bedroom with en-suite ♦ 3 further double bedrooms ♦ family bathroom and shower room ♦ detached double garage with en-suite studio above ♦ grounds over 0.5 of an acre.

Directions: From Henley on Thames proceed towards Oxford on the Fairmile (A4130). Follow this road for approximately 6 miles passing through the village of Nettlebed. At the sign for The Crown pub (now closed) an unmade road will be on the left. Take this road and the property can be found on the left.

Situation: Located on one of the most elevated positions in the Chiltern Hills just off the Ridgeway, this South Oxfordshire village sits between the riverside town of Henley-on-Thames (7 miles) and Wallingford (6 miles). Both Henley and Wallingford offer a range of shops and recreational facilities. The larger cities of Reading and Oxford are also close by for a more comprehensive range of amenities. Surrounding the property there are large expanses of open countryside with ideal for leisurely country walks. Schools in the area include Nettlebed Primary School, Rupert House School in Henley, Queen Anne's in Caversham, as well as the Oxford schools which include St Edwards School, The Dragon, Headington School for girls and Abingdon school.



Decription: Built as the larger of two individual 5 bed detached homes, Fairway House is located off a private lane. The house sits on the edge of Huntercombe Golf Course and enjoys spectacular rural views to both the front and rear. Approached via a gravelled drive, the oak framed porch and Italian sandstone paving hint at the luxurious finish inside. Oak flooring, staircase and doors are fitted throughout the house with underfloor heating and porcelain tiles running through the spacious kitchen, utility room and garden room. The kitchen and utility room boast hand painted fitted units, Silestone worktops and integrated Siemens appliances including induction hob, oven, steam oven, microwave, dishwasher and fridge/freezer. In addition, there is a Quooker combi tap and a built-in Caple wine fridge. A light-filled garden room leads off the kitchen and boasts a vaulted ceiling, full height feature window and log burning stove. The sitting room is found to the right of the kitchen/ breakfast room, enjoys views over the mature garden and also features a wood burning stove. Completing the ground floor is a separate family room, study and cloakroom. On the first floor, the master suite has a generous en-suite bathroom and a separate dressing room. There is a guest room with en-suite shower room, family bathroom and bedroom. The top floor has a further two double bedrooms and shower room. All the bathrooms are fully tiled and fitted with high specification storage units and Hans Grohe fixtures and fittings. Fairway House is finished with painted timber window frames and patio doors, solid wood internal doors with chrome hardware. The house is heated via the latest in air source heat pump technology (2018).

Outside

The front garden is landscaped with shrubs and hornbeam hedge bordering the driveway and the detached double garage. Above the garage is a studio room with en-suite shower room. A large patio of Italian sandstone is laid to the rear of the property, with access from the sitting room, kitchen/breakfast room and garden room overlooking the mature garden, which is laid mostly to lawn and edged by mature shrubs and trees including a mature orchard

10 year CRL guarantee ♦ Air source heat pump ♦ Log burning stove ♦ Underfloor heating ♦ Kitchen by Optiplan ♦ Master suite with dressing room ♦ 4 further double bedrooms ♦ 3 further bathroom/shower rooms ♦ Detached garage with en-suite studio above ♦ Rural views and mature gardens

Additional Information

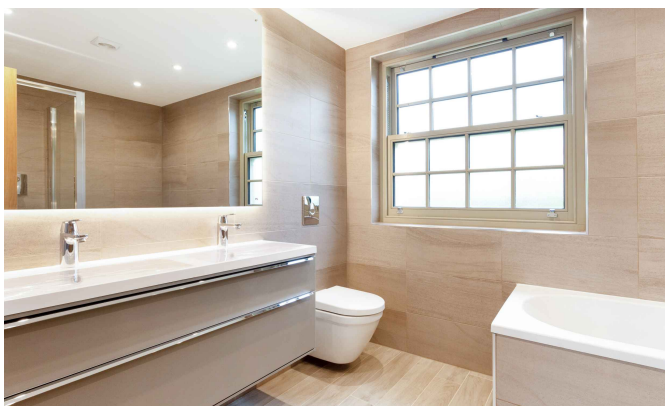
Tenure: Freehold with vacant possession on completion

Services: Electricity, water, private drainage, Air source heat pump

Local Authority: South Oxfordshire District Council

Postcode: RG9 5SJ

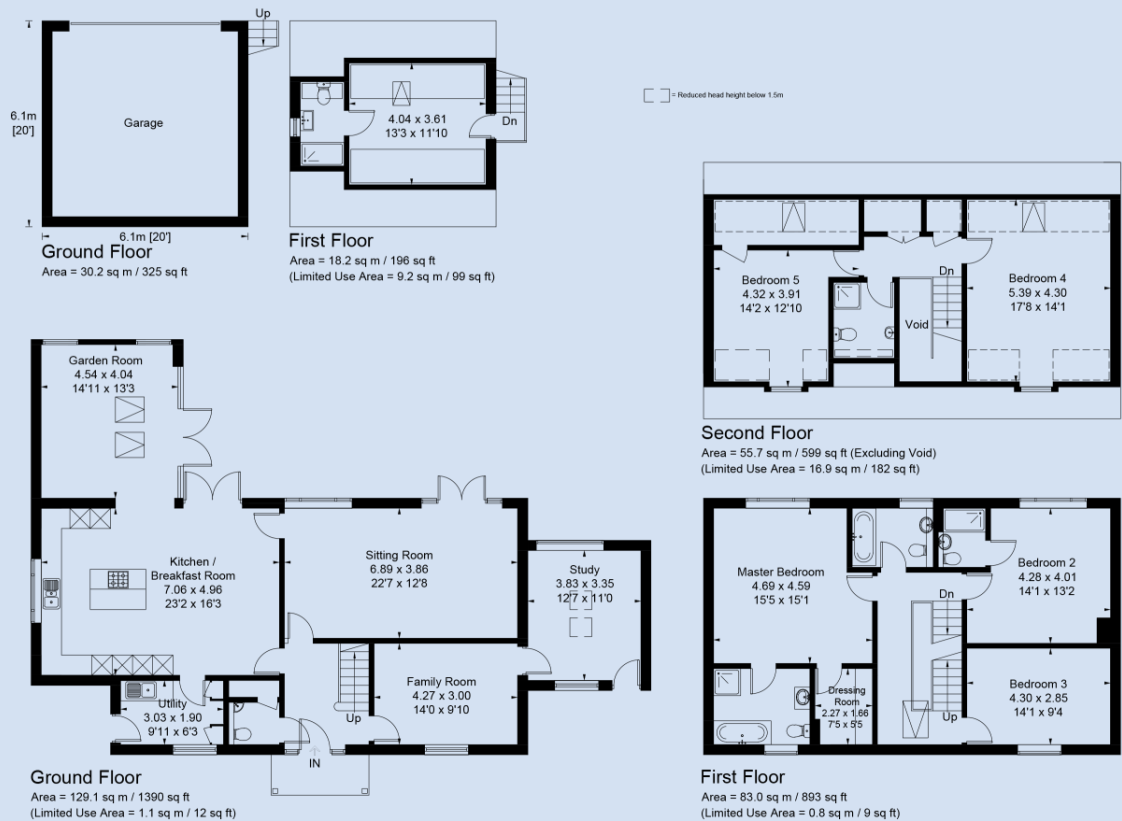
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.



FLOOR PLANS



Approximate Area = 267.8 sq m / 2882 sq ft (Excluding Void)
Including Limited Use Area (18.8 sq m / 202 sq ft)
Outbuilding = 48.4 sq m / 521 sq ft (Excluding Garage)
Including Limited Use Area (9.2 sq m / 971 sq ft)
Total = 316.2 sq m / 3403 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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SAVILLS HENLEY

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