



Substantial family house set in 2 acres

Gosbrook House, Binfield Heath, Henley-on-Thames, RG9 4JY

Freehold



Reception hall • Drawing room • Sitting room • Open plan kitchen/dining/family room • Utility • Two cloakrooms
Principal bedroom with dressing room and en suite bathroom • Two en suite bedrooms • Two further bedrooms and family bathroom • Gravel parking area for several cars
Detached double garage with games room over
Swimming pool • Tennis court • Landscaped gardens
In all about 2 acres • EPC rating D

Henley-on-Thames 4 miles,
Reading Station 5 miles,
M4 J8/9 14 miles,
London 40 miles

Situation

Gosbrook House is situated in the popular village of Binfield Heath which has a local shop and post office and is surrounded by unspoilt countryside. More extensive shopping, educational and leisure facilities can be found at the nearby towns of Henley-on-Thames and Reading. The mainline station in Reading provides fast access to London, Paddington from 25 minutes, (Crossrail 2021). There is a local rail connection and parking at Shiplake station approximately 3 miles distant. M4 J10 is approximately 6 miles away providing access to the M25, London, Heathrow Airport and the West Country. The area is well served for schools, including Rupert House in Henley, the Oratory, Shiplake College, Bluecoat in Sonning, Wellington College, Radley College, 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. The nearby countryside offers miles of walking and riding. Racing may be enjoyed at Ascot, Windsor and Newbury and

there are extensive boating facilities available on the River Thames.

Description

Gosbrook House is a charming period property which has been lovingly renovated and refurbished by the current owners. It now offers flexible family accommodation which is light and spacious and has kept all the charm of a period property. It is beautifully presented throughout and still offers further opportunity in the conversion of the garage block to provide annexe accommodation (subject to pp).

The drawing room is a beautiful light space being dual aspect with doors opening to the garden terrace. It has an open fireplace with a stone surround. The sitting room is perfect to use as a study or playroom and has an open fireplace with a wood burning stove. The kitchen/dining room is the heart of the home. It has a superb kitchen with central island, wood flooring and double doors opening to the terrace overlooking the heated swimming pool. To the first floor the principal bedroom has a large dressing room and a well-appointed en suite bathroom. There are four further bedrooms, two of which are en suite and a family bathroom.





Outside

The property is accessed from the lane via double wooden gates opening to a generous gravel drive and parking area alongside the detached garage with games room over. There are useful storage sheds and greenhouse to one side. To the rear, the gardens extend to approximately 2 acres and laid mainly to lawn interspersed with borders planted with perennial plants and a variety of shrubs. Throughout the garden privacy is provided by a range of mature trees giving the perfect backdrop to the lovely rear elevation. The tennis court is away from the house and the swimming pool is perfectly situated being overlooked from the south facing terrace which is accessed from the drawing room and kitchen/dining room. In all the gardens and grounds extend to about 2 acres.

Directions

From Henley-on-Thames follow the signs for Reading on the A4155. Continue on this road for approximately 2.5 miles passing the Shiplake War Memorial and a little further on take the right turn into Memorial Avenue signposted to Binfield Heath. At the next junction turn right into Plough Lane and pass the Orwells restaurant on the left. Pass the village shop on the left and turn next right into Common Lane. Continue along Common Lane and the entrance to Gosbrook House will be found towards the end on the right hand side. Post code RG9 4JY

Tenure

Freehold with vacant possession on completion.

Services

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

Local authority

South Oxfordshire District Council

Post Code

RG9 4JY.

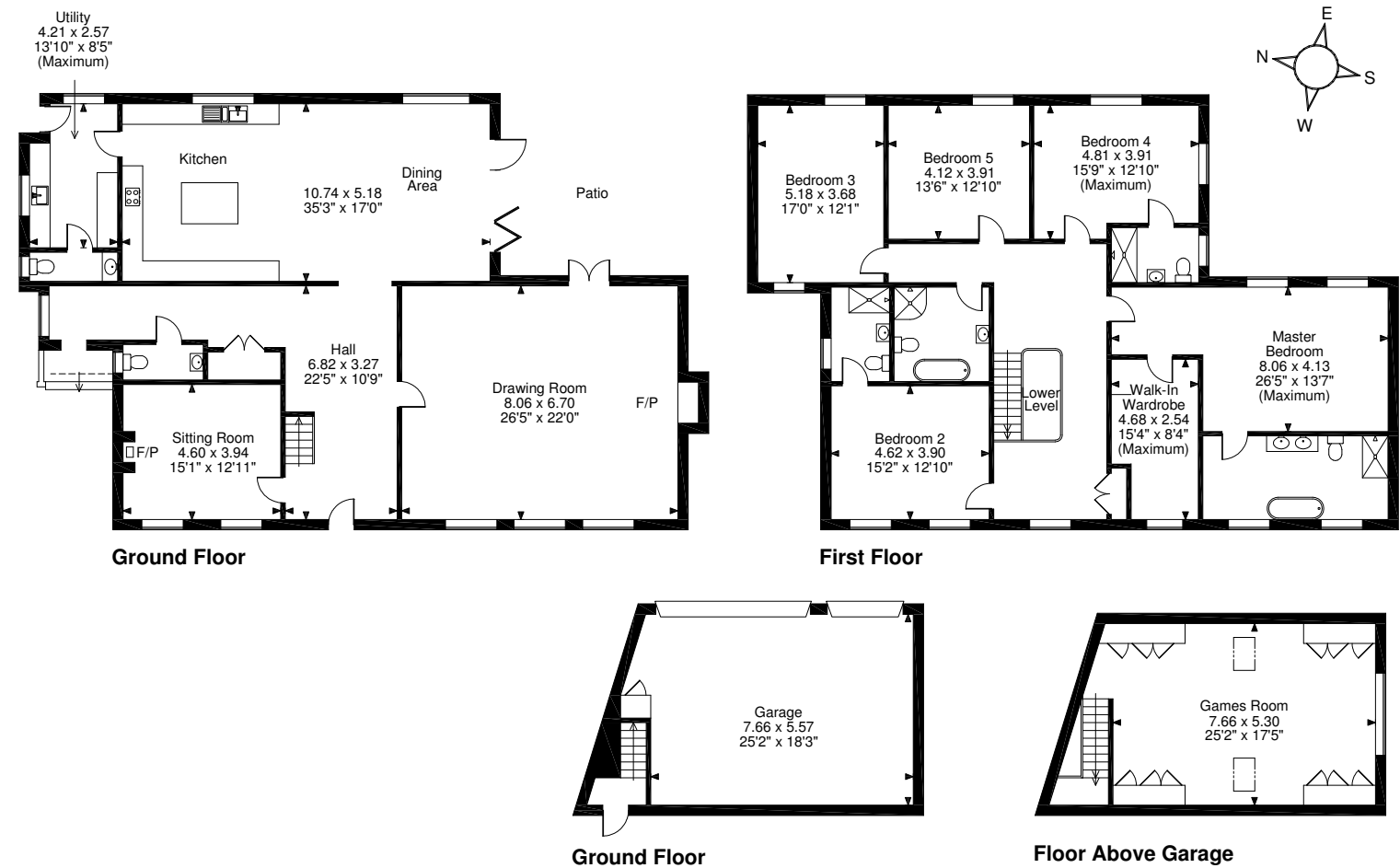
Viewing

Strictly by appointment with Savills.





Gosbrook House
Approximate Gross Internal Area
Main House = 3898 Sq Ft/362 Sq M
Garage = 479 Sq Ft/44 Sq M
Floor Above Garage = 511 Sq Ft/47 Sq M



For identification only. Not to scale. © 200910VK

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