



Beautiful newly built family home in rural setting

Woodmans, Maidensgrove, Henley-on-Thames, Oxfordshire, RG9 6HA

Freehold





Entrance hall • drawing room • TV/Play room • study
• kitchen/dining/family room • WC • utility room • plant
room • master bedroom suite • guest suite • 3 further
bedrooms • family bathroom • double garage/studio

Situation

Maidensgrove is one of the most sought after hamlets in the high Chilterns, in an Area of Outstanding Natural Beauty. Maidensgrove and Russells Water Common are close by giving access to the extensive bridleway and footpath network through glorious countryside. The historic riverside town of Henley on Thames is just 5 miles distant and has excellent local facilities including supermarkets, a hospital and a fine variety of shops, public houses and restaurants.

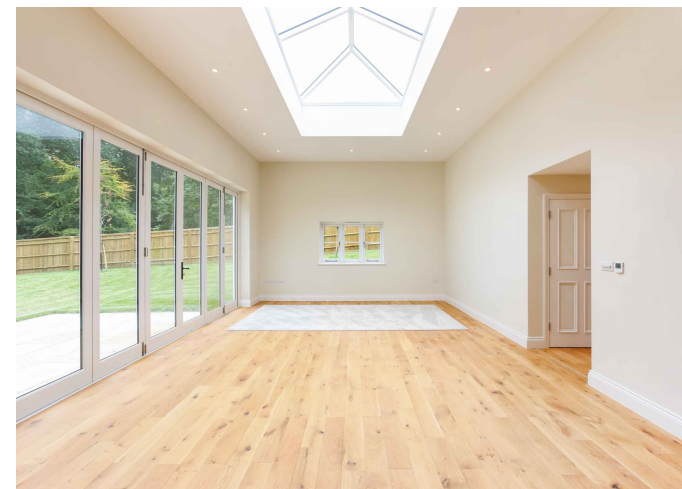
More comprehensive facilities can be found in nearby towns Reading and Maidenhead. Henley station provides a morning and evening direct commuter service (from 45 minutes) and a link to the mainline railway stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). The M4 (J8/9) and M40 (J5) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area as well as sporting facilities including a number of fine local golf courses at Badgemore Park, Henley and Huntercombe.

Description

Woodmans is a stunning newly built family home, occupying a wonderful position in a highly sought after location. Constructed in 2019 to a very high standard, it offers beautifully proportioned living accommodation in a peaceful setting.

The ground floor features oak flooring and underfloor heating throughout. The drawing room leads off the hallway and has a woodburning stove and fitted storage. In addition, there is also a study and separate TV/Play room/snug offering flexible accommodation. Stairs lead down to the kitchen which has striking proportions and is lovely and light. The kitchen features Quartz Carrera marble worktops, a double butler sink, Rangemaster range cooker, Neff integrated dishwasher and American fridge freezer. The dining area has full height bi fold doors which lead out directly onto the patio and garden.

The ground floor also offers a cloakroom, plant room and utility room with back door.



The first floor has a large master suite consisting of a dressing room, bathroom with a shower and free standing bath. There is also a guest bedroom suite, three further double bedrooms and a family bathroom.

Outside

The front garden encompasses a sweeping gravel driveway as well as lawn area with a variety of mature trees and shrubs. To the rear of the property there is a stone patio leading to a lawn edged with mature shrubs and trees. The rear garden backs on to Pishillbury Woods.

The double garage has electric doors and an external staircase leading up to studio/office which is carpeted and has velux windows.

Directions

From the centre of Henley proceed out of the town to the north west on the A4130 (Fairmile). Just before the dual carriageway, turn right signposted Stonor and the Assendons. Go through Middle Assendon and Stonor and on leaving the village, just before Stonor Park, turn left into Park Lane, signposted Russells Water and Maidensgrove. Proceed up through the beech woods and take the first track on your right, take the next right hand turn and the drive way can be found third on the right.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity. Private drainage. Air source central heating

Local authority

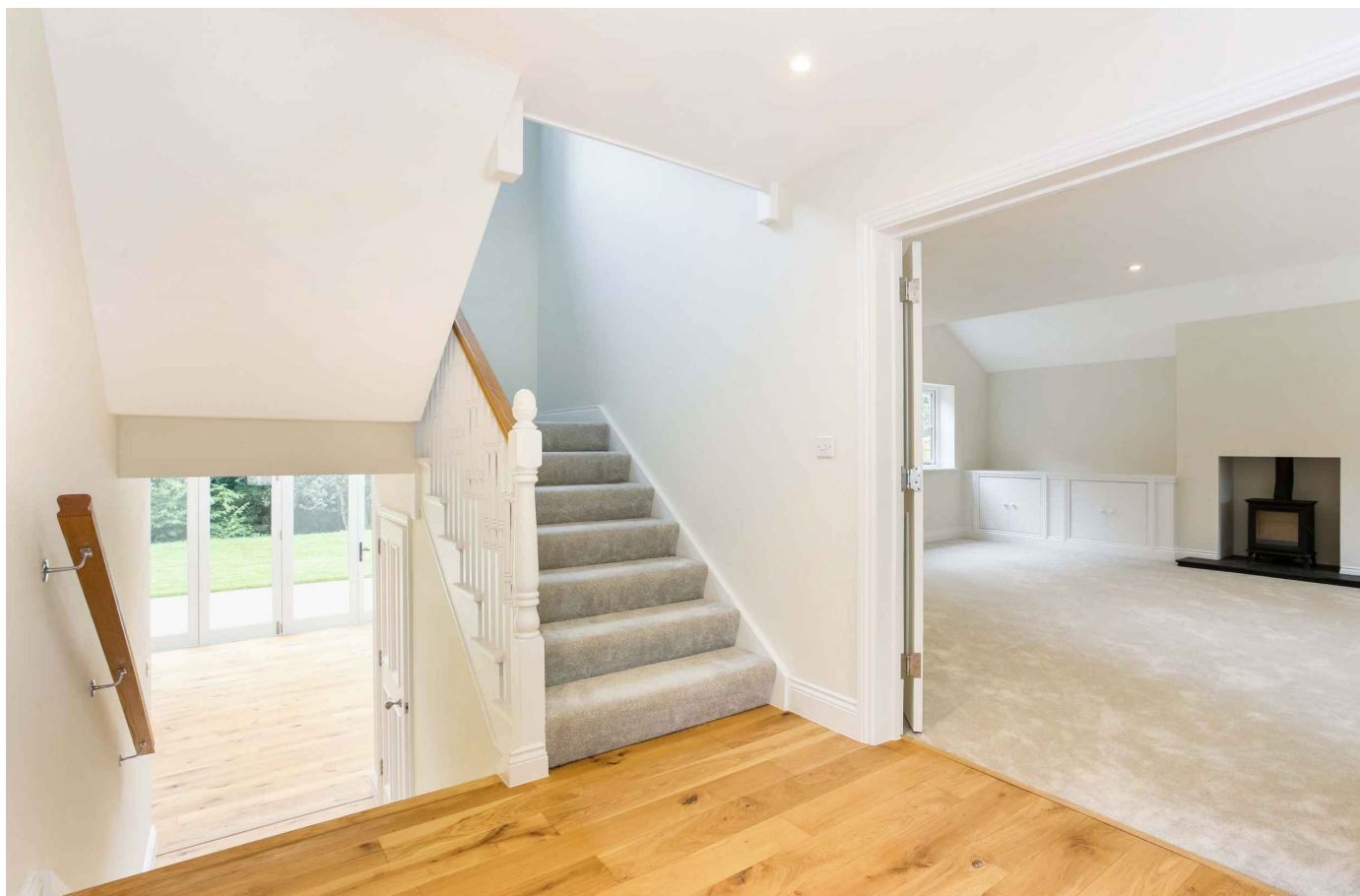
South Oxfordshire District Council, telephone: 01491 823001.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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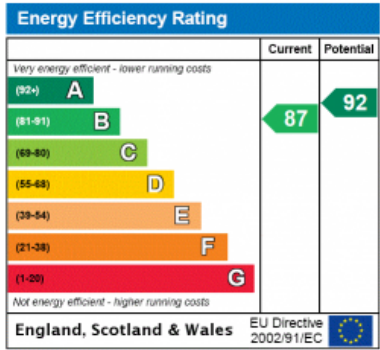
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□ Denotes restricted head height
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