

Stunning family home on this prestigious road

Woodside, 18 Rotherfield Road, Henley-on-Thames, Oxfordshire, RG9 1NN

Freehold





Entrance hall • sitting room • kitchen/dining/family room
cloakroom • master bedroom with en-suite dressing
room, study and shower room • four further bedrooms
(2 en suite) • family bathroom • 1 bed annexe • garden

Distances

Henley-on-Thames 1 mile,
Henley station 1 mile, Twyford
6.2 miles, Reading 7 miles

Situation

Woodside occupies a sought-after position on the outskirts of Henley-on-Thames, on one of the town's most desirable roads. With its extensive cultural benefits, Henley offers excellent shopping, recreational and educational facilities for everyday needs and has access to fantastic walking and riding along the Thames Path into the Chilterns. The river Thames provides excellent recreational activities as well as the Henley Royal Regatta and the Henley Festival every July. There is a train service to London Paddington (via Twyford) in approx. 70 minutes. Henley-on-Thames is well positioned for good access to the M4 and M40 via the A404(M). Central London is approximately 35 miles away and Heathrow Airport 25 miles.

Description

Woodside is a beautiful family home, situated in a most desirable position 1 mile from the plentiful amenities of Henley-on-Thames.

The property is an exceptional example of a elegant family residence, having been totally rebuilt between the years of 2007 and 2009 to bring the house up to a very high standard. During this extensive renovation the property was also further improved with a two-storey extension, adding a pleasant balcony on the first floor from which to enjoy views of the garden and a master bedroom suite with expansive additional accommodation.

Affording around 3504 sq ft of space, this substantial home is beautifully presented both inside and out with a particularly attractive and pleasingly symmetrical front elevation featuring columns, arched windows with mullion-style panes and climbers adding greenery. Though a modern construction, the property complements the mostly Edwardian neighbouring builds.

Internally the property is equally well presented and enjoys a variety of premium fixtures, such as engineered wood flooring, a handsome open fireplace and large sash windows affording an excellent sense of light and space.



The ground floor comprises an inviting entrance hall leading to a double aspect sitting room of 28ft, a cloakroom and an open-plan kitchen/dining/family room with a rooflight and a vast central island, which is equipped with a variety of integrated appliances and leads to a separate family room. Additionally the space can be used as a separate self-contained annexe, having its own kitchenette and adjoining double bedroom with en suite shower room. On the first floor there are five generously sized bedrooms, including a master bedroom suite with its own en suite bathroom, dressing room and private study, plus access to the balcony with its views over the garden. There is a further en suite guest bedroom and three double bedrooms which share use of a modern family bathroom.

Outside

The house is set behind a sweeping driveway leading to a large gravelled parking area with space for a number of vehicles. Additional parking is available within an integrated garage with electric door, which is also used as a gym by the vendor. To the front of the property there is a parcel of lawn with a variety of hedges and trees providing green outlook and a good degree of privacy.

The rear garden is of an excellent size and is mostly laid to lawn, with a selection of mature trees and hedging, established borders providing year-round colour and interest, and an area of paved patio and decking adjoining the house which is especially suited to outdoor dining and entertaining.

Directions

From the centre of Henley-on-Thames, proceed south on Queen Street and turn right onto Station Road. Take the next left onto Reading Road and at the roundabout, take the second exit onto Harpsden Road and continue for 0.4 miles until you reach the turning to Rotherfield Road. The property is mid-way along the road on the right-hand side.

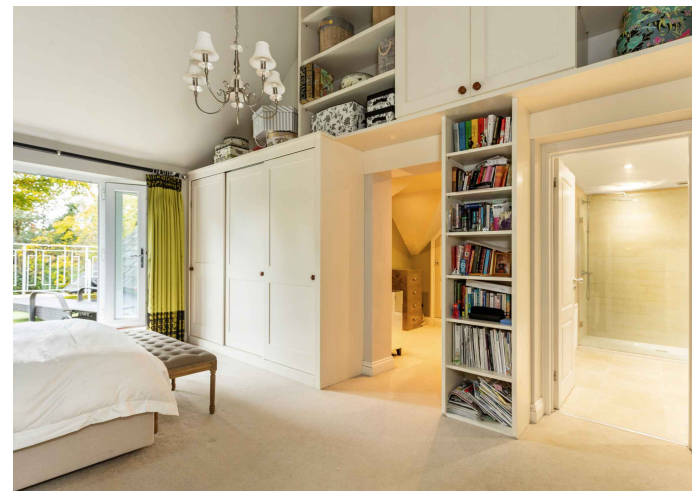
Energy Performance

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

Viewing

Strictly by appointment with Savills.





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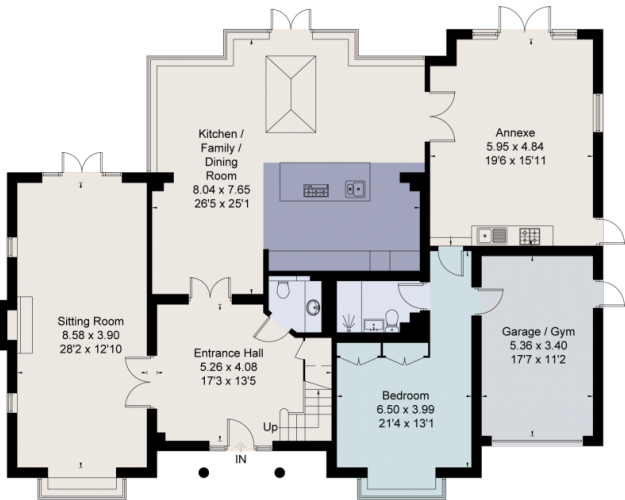
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Contact
Savills Henley
01491 843 001
henley@savills.com

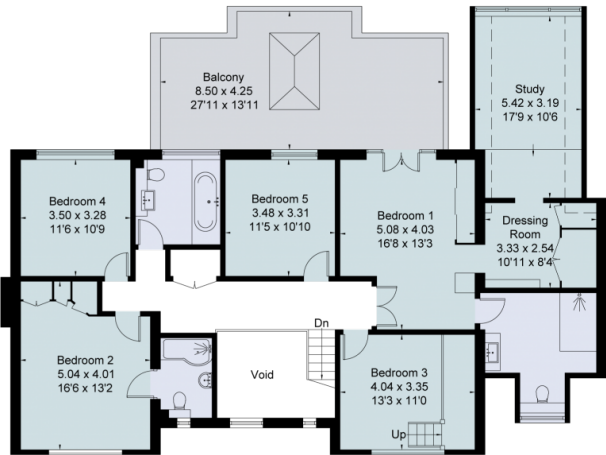
Approximate Area = 325.5 sq m / 3504 sq ft (Excluding Void)
Garage = 18.3 sq m / 197 sq ft
Total = 343.8 sq m / 3701 sq ft
Including Limited Use Area (13.8 sq m / 148 sq ft)
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□ = Reduced head height below 1.5m



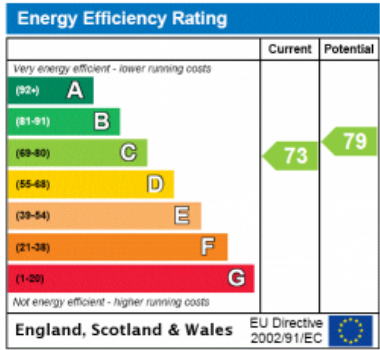
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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