



A brand new 5 bedroom detached family home

No. 2 The Walled Garden, Badgemore, Henley-on-Thames, Oxfordshire, RG9 4FL

Freehold



Entrance hall • open plan kitchen/dining/family room
utility room • study • sitting room • principal bedroom
with en-suite • bedroom 2 en suite • 3 further bedrooms
integral double garage • large loft • stunning garden

Situation

The Walled Garden is an exclusive development of only 5 luxury homes in the private Badgemore Estate, which includes an 18 hole parkland golf course and state of the art gym, occupying a wonderful position that combines the very best of a semi-rural setting within reasonable walking distance of Henley-on-Thames. 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 ecreational activities as well as the Henley Royal Regatta and the Henley Festival. There is a train service to London Paddington (via Twyford). 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.

Directions

From the centre of Henley-on-Thames beside the town hall proceed west up Gravel Hill towards Rotherfield Greys, turn right at Badgemore Park

into the Club car park.Go to the top of the car park, pass the clubhouse on your right and take the next left. The entrance to The Walled Garden is the second turning on the left, down the driveway.

Specification

The houses are finished to the highest of standards, with features that include;

- 10 Year Warranty
- Perlight Solar Panels (with product warranty)
- High performance doubleglazed aluminium windows and doors with integrated high security features
- Galvanized Steel Rainwater Pipes
- Porcelain Tiles to Kitchens & Bathrooms
- Engineered Oak Flooring
- Glass Juliet Balconies
- Bans Security Intruder Alarms
- Heatmiser Smart Heating Systems
- Temperature controls in each main room & underfloor heating on the ground floor
- Openreach Ultrafast Full Fibre Connections
- Rolec Wallpod Electric Vehicle Car Charging Points (mode 3 fast charging)
- Water Softener





- Automated Gates & Access Control
- Integral Double Garages with Automated Doors
- Double Volume Entrance Hall
- Loft Hatch to Large Attic Space with Velux Roof Lights and Conversion Infrastructure
- Stovax Vogue Freestanding Wood Burning Stove
- Chesney Fireplaces

Handmade painted shaker kitchen with wooden drawer boxes with Neff slide and hide single oven and a combination microwave, Novy One Induction hob with integral extraction, Liebherr large integrated fridge and freezer with integral icemaker, Neff fully integrated dishwasher, wine cooler, Blanco sinks and Quooker 100°C boiling water mixer tap and ISE waste disposal. Utility rooms finished in white with 20mm quartz worktops throughout both rooms.

Fitted Bedroom furniture finished ash grey with oak interiors.

Designer bathrooms with fittings by Hansgrohe, Tece, GO2 & Bette including power sports heads to showers in principal bathroom, heated towel rails to all bathrooms, wall hung soft close loo seats & vanity draws below all basins.

Outside

The gardens have been beautifully landscaped and are enclosed by fencing and the original brick wall. There is a bin store, outside tap and contemporary lighting scheme.

To the front there is driveway parking, access to the double garage with electric vehicle charging points.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

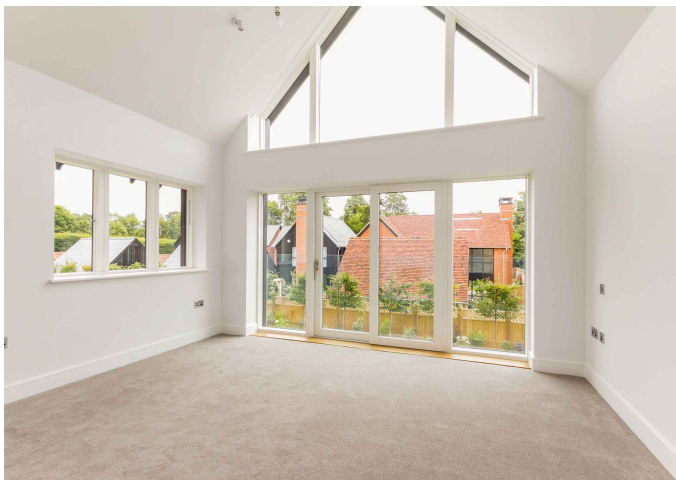
Mains water, electricity, drainage and gas. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Energy Performance

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

Viewing

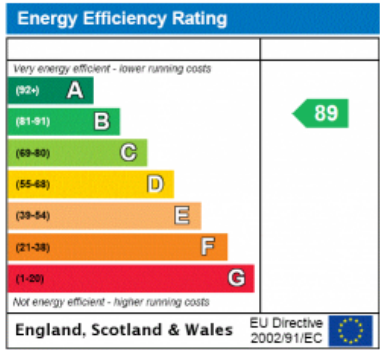
Strictly by appointment with Savills.



Approximate Area = 238.1 sq m / 2563 sq ft (Excluding Void)
Garage = 36.7 sq m / 395 sq ft
Total = 274.8 sq m / 2958 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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