



# Beautifully presented contemporary family home

**The Firs, 255A Greys Road, Henley-on-Thames, Oxfordshire, RG9 1QS**

Freehold





Entrance hall • sitting room • dining room  
kitchen/family room • utility room • cloakroom  
5 bedrooms (3 ensuite) • family bathroom • media room  
study • wine room • integral garage • parking

### Situation

Located close to all that Henley has to offer, The Firs is within easy access of Henley leisure complex (Gillotts Lane) and Gillotts School and under a mile to the centre of town with all the recreational, shopping and educational amenities that are available. Henley Station (via Twyford) has trains to London Paddington. Henley town benefits from two major supermarkets, a theatre, cinema, the private members Phyllis Court Club, the River & Rowing Museum and enjoys access to boating and rowing on the River Thames. There is schooling in the area of excellent repute, with a number of private and state options. The principal regional centres of Reading and Maidenhead are within 15 miles. With the M4 (J8/9) & M40 (J4) accessible via the A404

### Directions

From the Greys Road car park in central Henley (beside Henley Town Hall) proceed south out of the car park, turning right onto Greys Road. After the mini-roundabout, The Firs is the third drive on the left hand side

### Description

A superbly presented and recently re-decorated detached family home, constructed in 2013. The accommodation is arranged over four floors and offers 3500 square feet of beautiful living and entertaining space. On the ground floor the large central hallway provides an impressive entrance. All the principal reception rooms lie off the hallway. Double doors open into the stunning kitchen/family room with a roof lantern and two sets of bi-fold doors which lead out to the patio and south facing gardens. The kitchen is fitted with high quality units, composite stone worktops, and an island unit with breakfast bar. The range of integrated Neff appliances include two tall fridge freezers, two ovens, a steam combination oven, warming drawer, gas wok and induction hob. There is a separate utility room with a range of storage units, a sink and a side door providing access to the front and rear gardens. The sitting room lies adjacent to the kitchen and benefits from bi-fold doors opening onto the patio and gardens beyond.



There is a dining room at the front of the house, access to an integral garage and the cloakroom. On the first floor there are four double bedrooms all with built-in wardrobes. The principal and guest bedrooms both have en suite bathrooms with the remaining two rooms served by the family bathroom. The fifth bedroom is on the second floor and has built-in wardrobes and en suite bathroom. On the lower ground floor there is a cinema/games room with surround sound, and wired for TV. There is also a study, and a temperature controlled wine room. The house is fitted throughout with a state of the art wireless entertainment system providing sound, TV and high speed internet access in all rooms.

#### **Outside**

To the front of the house, wooden gates open onto the brick paved driveway surrounded by well stocked flower beds, with parking for a number of cars as well as access to the garage with electric roller door and an electric car charge point. The south facing rear garden has been beautifully landscaped and provides a large outside entertainment space. There are a number of flower beds with mature plants, shrubs and trees

#### **General remarks and stipulations**

##### **Tenure**

Freehold with vacant possession on completion.

##### **Services**

All mains services are connected. 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.

##### **Local authority**

South Oxfordshire District Council

##### **Energy Performance**

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

##### **Viewing**

Strictly by appointment with Savills.





Approximate Floor Area = 301.9 sq m / 3250 sq ft  
 Garage = 20.3 sq m / 218 sq ft  
 Total = 322.2 sq m / 3468 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	86	90
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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