



Family home in stunning setting close to Henley

Bradley, 30 Lambridge Wood Road, Henley-on-Thames, Oxfordshire, RG9 3BS

Freehold



Entrance hall • kitchen/breakfast room • dining room
sitting room • family room • study • utility • W.C.
principal bedroom with en suite • 4 further double
bedrooms • family bathroom • double garage

Directions

From the centre of Henley-on-Thames proceed out along Bell Street across the mini-roundabout and proceed up The Fairmile (A4130) towards Oxford. Take the last turning on the left off The Fairmile and proceed up Lambridge Wood Road, Bradley (no 30) will be found up on the right hand side.

Situation

Bradley occupies a wonderful private elevated location on Lambridge Wood Road located off The Fairmile. Walking distance to Henley-on-Thames (1.8miles), the town offers excellent shopping and recreational facilities. There is a train service from Henley station to Twyford main line train to London Paddington. The area is well served for schooling including Rupert House, Cranford House, Reading Blue Coat School, The Oratory, The Abbey School for Girls and Queen Anne's in Caversham. The surrounding countryside offers miles of riding and walking.

Description

Bradley entered through a light and spacious entrance hall. There are doors into the principle reception rooms and a staircase to the first floor. The sitting room has a bright triple aspect with access to the rear garden.

The family room has a rear aspect. This room is situated adjacent to the kitchen and could be knocked through to create an open plan living/kitchen space (subject to necessary permissions). The dining room has a front aspect and can also be accessed from the utility room (perfect for when entertaining).

The kitchen/breakfast room features an extensive range of 'Shaker' style kitchen furniture, with work surfaces over and an inset single drainer sink unit and mixer tap. There is a Bosch electric double oven, a ceramic hob, an integrated under counter fridge and plumbing for a dishwasher. Off the kitchen is the rear lobby/boot room, which in turn opens in to the rear garden and the utility room, where there are further storage units and a Belfast sink, plumbing for a washing machine and dryer and access to the dining room.





There is a study with extensive fitted book shelving with cupboards and drawers. Completing the ground floor there is a cloakroom. On the first floor, at the top of the stairs there is a galleried landing. The principle bedroom has an extensive range of fitted wardrobes with drawers and en suite bathroom. There are 4 further double bedrooms and family bathroom. Off the landing there is an airing cupboard and access to the partly boarded loft. An ideal space should one wish to add more bedrooms (subject to the usual consents).

Outside

Bradley is accessed through wrought iron gates off Lambridge Wood Road. The driveway sweeps through the front garden and offers plenty of off road parking and access to the detached garage, which has light and power and potential to convert into additional accommodation (subject to consent). To the front of the property, there is an enclosed garden with lawn and a timber gazebo. There are mature trees and thick hedging marking the boundaries and providing privacy. The rear garden is a most attractive landscaped garden. with pathways and steps leading up to the top, where there is a greenhouse, detached summerhouse with power and a patio, which provides far reaching roof top views.

There is a second patio area with steps up from the sitting room patio. There is a garden store located adjacent to the utility room which currently houses a chest freezer. The gardens are approaching 0.75 acres in total and feature mature trees and established fruit trees of many varieties, and a productive vegetable plot.

General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Fixtures and fittings

Services

Mains water, electricity and gas, mains drainage. 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 has been tested.

Local Authority: South Oxfordshire District Council

Energy Performance

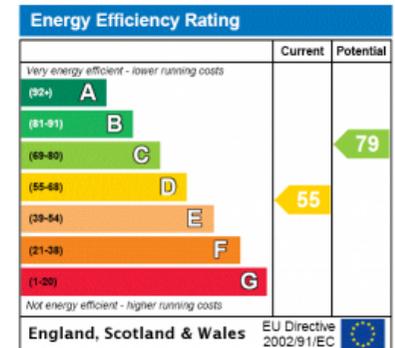
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



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