



Elegant home set within sought after enclave

Alameda, 10 Rotherfield Road, Henley-on-Thames, Oxfordshire, RG9 1NN

Freehold





Family room • sitting room • kitchen/breakfast room
six bedrooms (two en-suites) • garden room
family bathroom • rear garden • private parking • double
garage • home office

Situation

Rotherfield Road is situated in a quiet position in one of Henley's most sought after residential roads, about 1 mile from the town centre, River Thames, train station, as well as backing onto the nearby open countryside. The A404 is within close proximity and provides links to M4 J8/9 and M40 J4, with links to the M25 and London.

Henley Golf Club is close by, as is, Badgemore Club, Huntercombe and Temple. There are state and independent schools of an excellent repute in the area. Boating may be enjoyed on the River Thames, with racing at Ascot, Newbury and Windsor.

Description

Alameda is a magnificent six bedroom Edwardian home which boasts an abundance of original period features and offers a unique opportunity to transform a home coming to the market for the first time in over 45 years. The internal accommodation is arranged over three floors and boasts over c.3,400 of versatile living space.

Upon entering the long entrance hall has a cloakroom and leads to a family room with working fireplace and doors to the garden. The kitchen/breakfast room is spacious and has a large amount of storage with wall and base units and integrated appliances.

The sitting room completes the living accommodation on the ground floor and has an abundance of natural light with large sash windows and grand proportions with high ceilings and detailed cornicing. The wrap around garden room provides a walk-through to the garden.



On the first floor are three bedrooms and a family bathroom. Bedroom two offers a large en-suite bathroom and the beautiful principal bedroom has a feature bay window with a wrap around balcony. On the second floor are a further three bedrooms, including bedroom six which can be used as a self-contained studio with a working kitchenette.

Outside

The rear garden has been beautifully maintained and is predominantly laid to lawn. The plot is surrounded by mature trees and planters to offer a high degree of privacy.

Sitting off the kitchen is a wrap round flagstone patio, which is ideal for al-fresco dining in the summer months. To the front of the property is allocated parking and a detached garage which offers plentiful storage and a potential home office on the first floor.

Directions

Leave Henley via the Reading Road, at the mini roundabout turn right onto Harpsden Road. Continue to the top of the road towards Harpsden Way. Take the next right onto Rotherfield Road and after approximately 100 yards turn right down a private lane and Alameda can be found on the left hand side.

Tenure

Freehold with vacant possession upon completion

Energy Performance

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

Viewing

Strictly by appointment with Savills.

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





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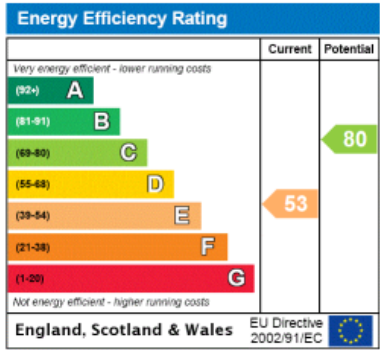
Contact
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Approximate Area = 316.2 sq m / 3403 sq ft
Garage = 65.2 sq m / 702 sq ft
Total = 381.2 sq m / 4105 sq ft
Including Limited Use Area (12.6 sq m / 136 sq ft)
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