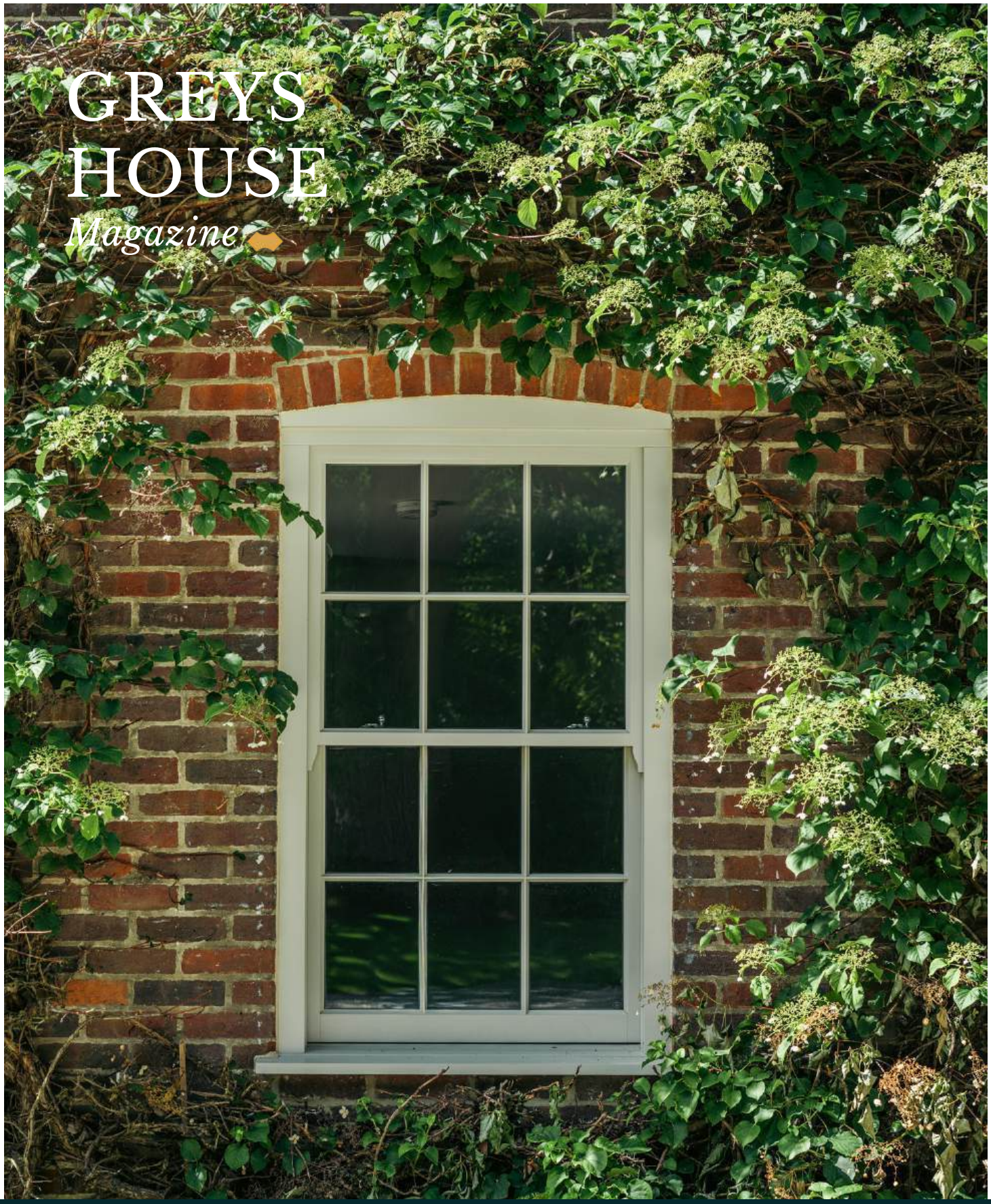
GREYS HOUSE

Magazine



THE COUNTRY HOUSE DEPT.

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GREYS *House*

Rotherfield Greys, Henley-On-Thames, RG9 4QD

Located in the highly regarded hamlet of Rotherfield Greys, on the edge of Henley-on-Thames, Greys House is a substantial seven-bedroom home that has been refurbished by the current owner to an exceptional standard, effectively creating a new house

The house offers well-balanced accommodation arranged around a series of light and well-proportioned reception rooms. Great care has been taken to retain a sense of character while introducing a more contemporary aesthetic, with Crittall doors creating a natural connection between the principal living spaces. Underfloor heating runs throughout the ground floor, complementing the thoughtful specification and quality of finish found across the house.

A detached double garage incorporates a self-contained annexe above, providing useful ancillary accommodation for family, guests or home working. The gardens wrap around the house and extend to about 1.3 acres.

Greys House occupies a particularly convenient position within this sought-after South Oxfordshire village, surrounded by attractive countryside yet within easy reach of the extensive amenities, schools and transport connections for which Henley-on-Thames is so well known.

Please note: The furniture and artwork within this image have been digitally added for illustrative purposes only.

THE FINER
Details

Bedrooms
7

Reception Rooms
5

Bath/Shower Rooms
5

Home Office/Study, Library

Annexe

Double Garage

Acreage
Circa 1.3

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Co-Ordinates
51°32'20.1"N 0°57'27.1"W

Services
Private drainage (septic tank)
Mains water
Mains electricity
Oil fired central heating
Air conditioning in master bedroom

EPC
Band D

Council Tax
Band H

Local Authority
South Oxfordshire District Council

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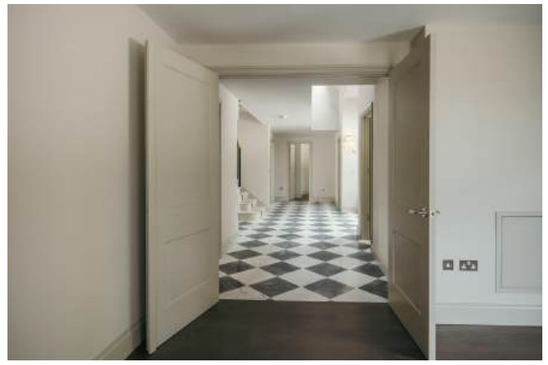
ABOUT THIS *Area*

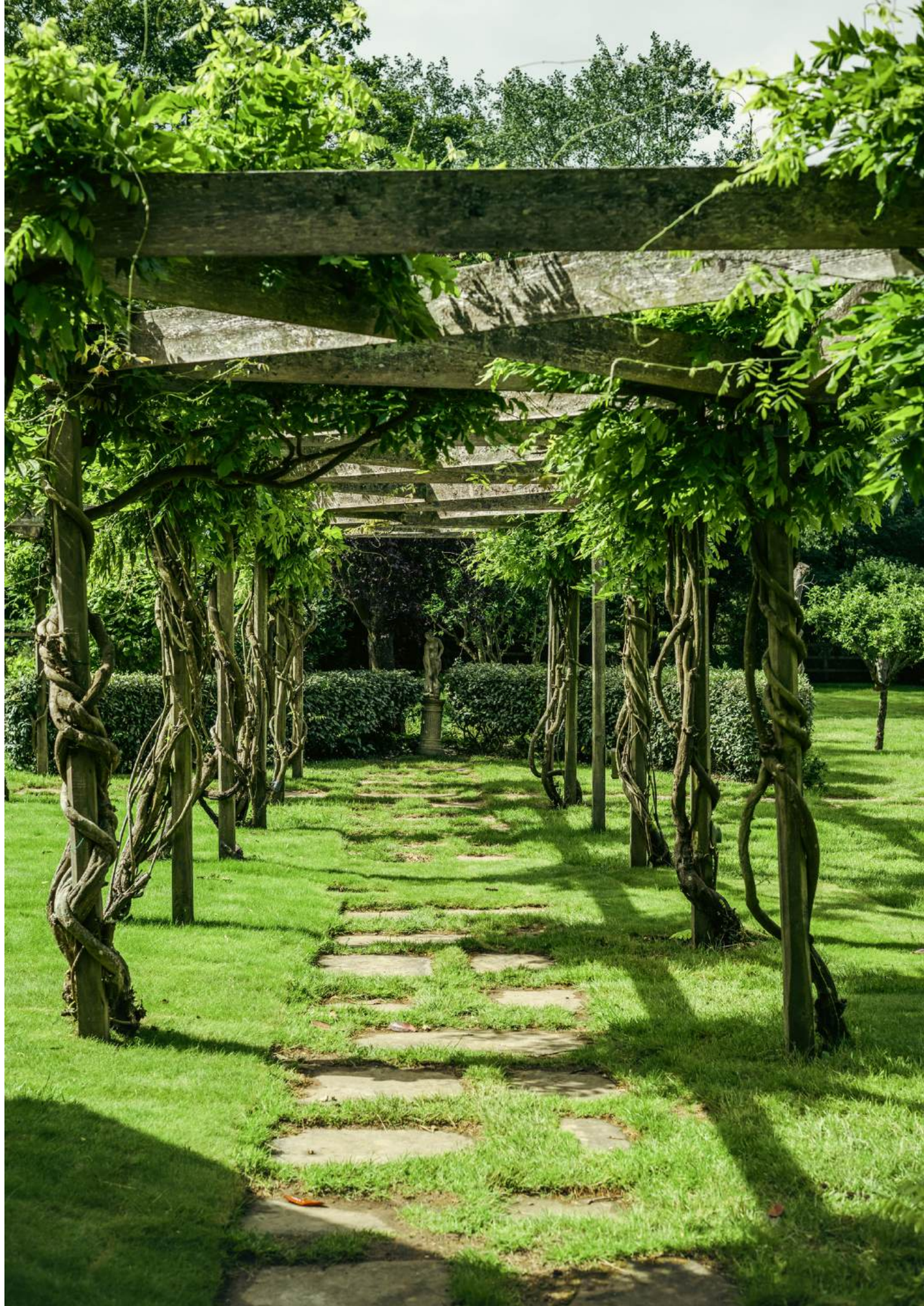


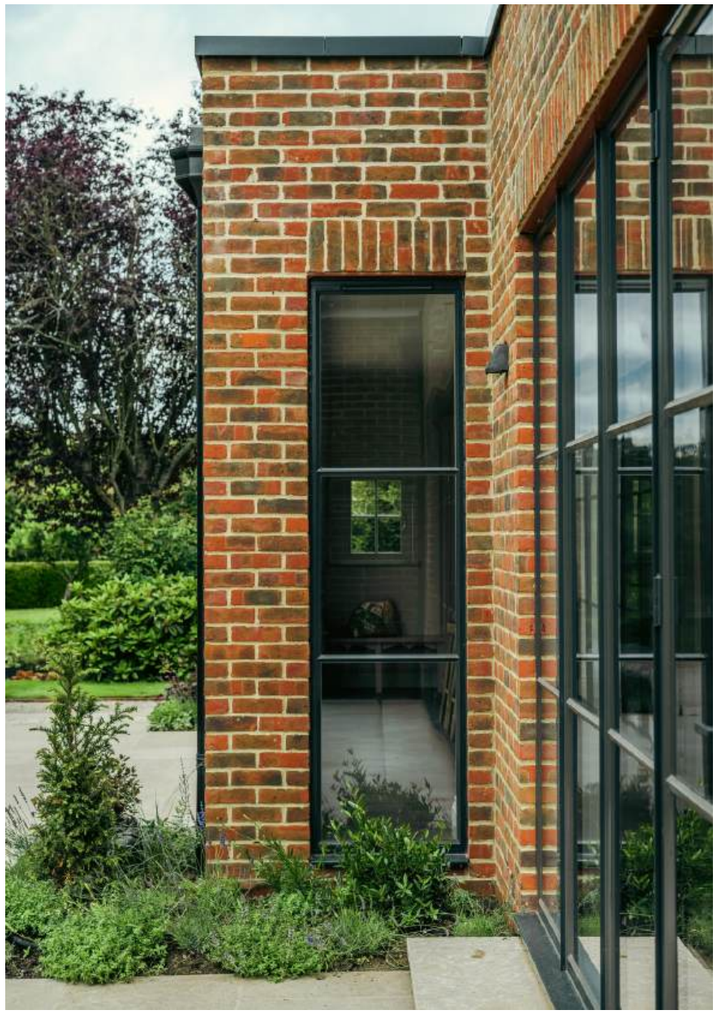
Rotherfield Greys is one of the most sought-after villages on the edge of Henley-on-Thames, combining a strong sense of rural character with exceptional accessibility. Surrounded by attractive rolling countryside and ancient woodland, the village is centred around a collection of period houses, country lanes and historic buildings, creating an enduringly picturesque setting. The village is also home to the well-regarded Greys Green Cricket Club, a longstanding focal point for the local community and a popular venue for village sport and social events.

Despite its peaceful atmosphere, Rotherfield Greys lies less than two miles from the centre of Henley-on-Thames, renowned for its riverside setting, excellent shopping, restaurants and cultural events, including the world-famous Henley Royal Regatta. The area is particularly well regarded for its extensive network of footpaths and bridleways, offering access to some of the finest walking and riding country in the Chiltern Hills, an Area of Outstanding Natural Beauty.

Communications are excellent, with rail services from Henley-on-Thames connecting to London Paddington via Twyford, while the M4 and M40 provide convenient access to London, Heathrow Airport and the wider motorway network.

The village is also well placed for a number of highly regarded schools, both state and independent, making it particularly attractive to families seeking a balance between country living and everyday convenience.





POINTS OF *Interest*

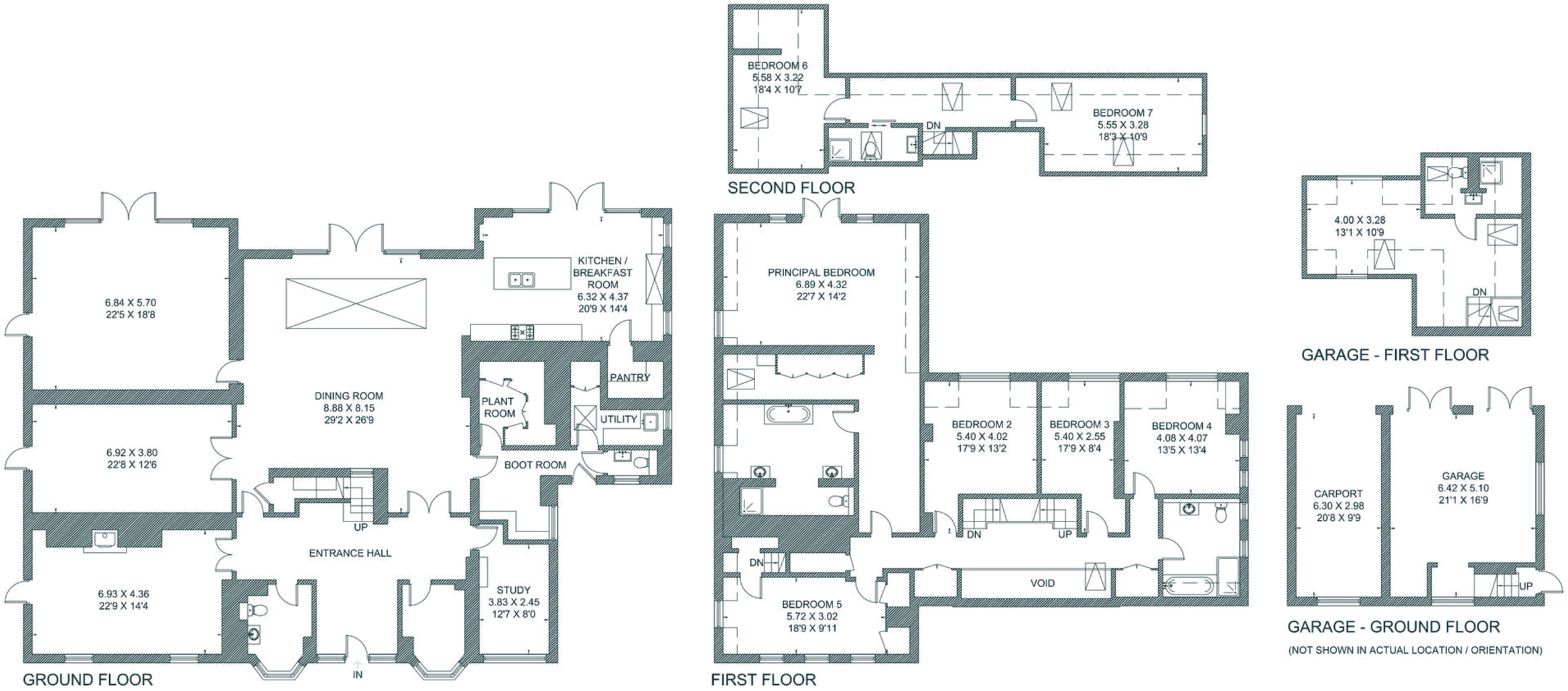
Towns & Cities
Henley-on-Thames 2.7 miles
Reading 8 miles
Pangbourne 10 miles
Maidenhead 11 miles
Oxford 23 miles
London 39 miles

Pubs & Restaurants
The Maltsters Arms, Rotherfield Greys
The Red Lion, Peppard
Crooked Billet, Stoke Row

Train Stations
Henley-on-Thames 2 miles
(London Paddington from 45 minutes)
Twyford 5 miles
(London Paddington from 20 minutes)

Airports
Heathrow 25 miles
London Luton 50 miles
Gatwick 61 miles

FLOORPLANS
Greys House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110686

Total - 607.6 sq m / 6,540 sq ft
House - 540 sq m / 5,812 sq ft | **Outbuilding** - 67.6 sq m / 728 sq ft | **Including Limited Use Area** (45.5 sq m / 490 sq ft)

AREA GUIDE
Oxfordshire

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps
Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons
Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta
A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace
A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.