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27 FLOWERCROFTS, ROTHERFIELD GREYS, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 4BF



- Detached House
- Four Bedrooms
- Two Reception Rooms
- EPC B
- Garage and Driveway Parking
- Private Garden

£2,750 per month + permitted payments *

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

A detached four bedroom family home built in 2021. The house benefits from two reception rooms, an open plan kitchen, dining and family room, garage and driveway parking. Available mid June. EPC Rating B. PART FURNISHED.

LOCAL INFORMATION

Flowercrofts is part of the Highlands Park development, located on the edge of Henley. It is perfectly positioned for access to the town, but surrounded by beautiful countryside.

Henley on Thames is a charming and famous riverside town within 10 miles of Reading, 35 miles of central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside, dominated by the Chiltern Hills and the River Thames runs through the town itself. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the River Thames. Every summer the town hosts the world-famous Royal Regatta followed by the Henley Festival and Rewind Festival. The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). Crossrail allows direct access to the City, Canary Wharf, the West End and Heathrow Airport. The M4 (J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles.

Henley offers an excellent variety of shops, ranging from high street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Sporting facilities include several fine local golf courses and clubs for rugby, squash, swimming and tennis. Local primary schools include Trinity, Badgemore and Valley Road, and are all rated good or outstanding by Ofsted. Gillotts School and The Henley College offer secondary and 6th form education.

ACCOMMODATION

The modern ground floor accommodation consists of a spacious living room with a bay window and a study opposite. There is a well appointed open plan kitchen dining and family room with French doors to the garden. The kitchen is fully fitted with appliances and storage units and there is a separate utility room and guest w.c.

On the first floor are four bedrooms. The main bedroom benefits from an ensuite shower room and there is a further family bathroom.

OUTSIDE SPACE

At the front, the property looks out onto woodlands. There is a garage with driveway parking in front. At the rear the garden is large and mainly laid to lawn with a patio running along the house.

LOCAL AUTHORITY and SERVICES

All mains services connected. South Oxfordshire District Council, tax band G.

IMPORTANT NOTICE

* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.





DISCLAIMER

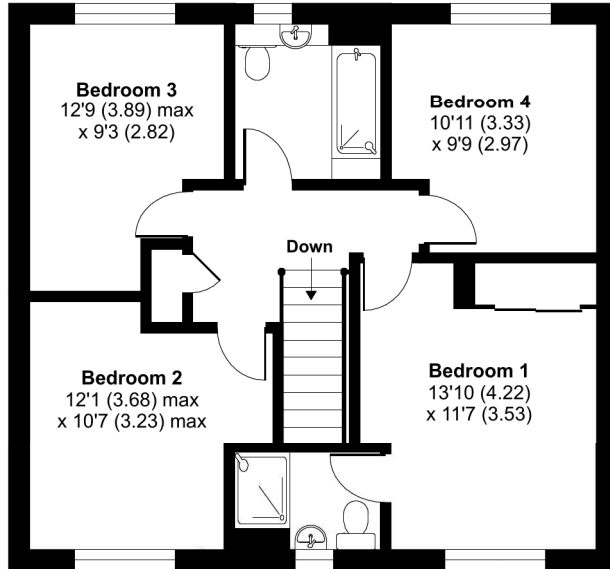
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

REFERRAL FEES

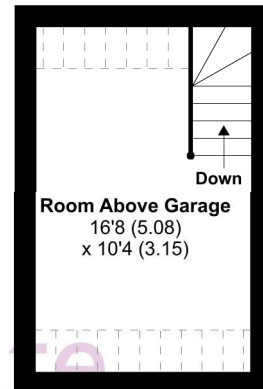
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1388 sq ft / 128.9 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 210 sq ft / 19.5 sq m
 Room Above Garage = 137 sq ft / 12.7 sq m
 Total = 1769 sq ft / 164.3 sq m

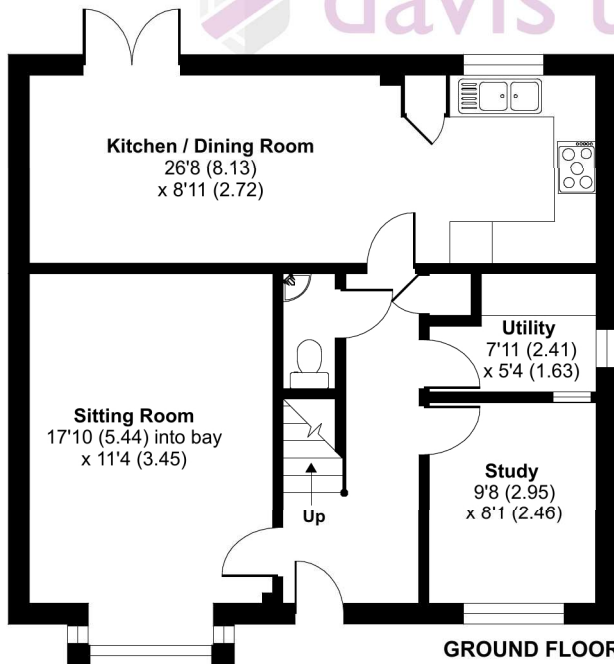
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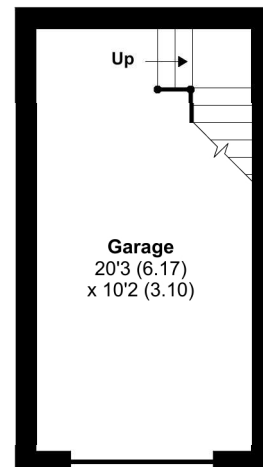
FIRST FLOOR



ROOM ABOVE GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2023. Produced for Davis Tate. REF: 1017494