







# KEEPERS LODGE

GREYS GREEN ♦ HENLEY ON THAMES ♦ OXFORDSHIRE

Henley on Thames 2.5 miles ♦ Reading 7.5 miles ♦ Oxford 18 miles  
♦ M40 at Lewknor (J.6) 12 miles ♦ Marlow 11 miles  
(Distances approximate)

Privately set within a small Hamlet in an area of Outstanding Natural Beauty with excellent road and rail links, yet just a short distance away from the well respected Riverside town of Henley on Thames, home of the world renowned Henley Royal Regatta and having a wealth of amenities including the historic Kenton theatre, a cinema, boutiques, shops and restaurants as well as station with access into London Paddington within an hour.

A brand new exquisite house of striking architectural design and featuring the highest quality fixtures and fittings throughout, set within its own private garden and extending into woodland beyond. Keepers Lodge is an elegant house extending to 3,401 sq ft, inclusive of 5 bedrooms, 3 being suites, 5 bathrooms, 3 reception rooms and an integral double garage. Embracing the outside with large windows, doors and 2 balcony's and encapsulating an "al fresco" lifestyle, culminating in a wonderful home.

- ♦ An Exquisite Residence Backing On To Private Woodland and Extending To Approximately 3,401 sq ft Of Striking Architectural Design
  - ♦ 10 Year Insurance backed Premier Guarantee Warranty
  - ♦ Quintessential English Village Within Close Proximity To Henley on Thames With Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
  - ♦ Private Driveway
  - ♦ Integral Double Garage With Electric Door
  - ♦ Galleried Reception Hall
  - ♦ Inner Lobby
  - ♦ Family Room
  - ♦ Shower Room
- ♦ Kitchen / Breakfast Room With Handmade Cabinets with African Seafoam Leathered Finish Granite Worktops and High End Integrated Appliances & Bi-Fold Doors To Garden
  - ♦ Utility Room
  - ♦ Sitting Room with Bespoke Handmade Limestone Fireplace and Bi Fold Doors
  - ♦ Landing with Viewing Area
  - ♦ Main Bedroom Suite With Balcony Overlooking The Gardens & Woodland, Walk-In Fitted Dressing Room, Eaves Storage and En-Suite Bathroom with Bath and Separate Room
  - ♦ 2 Further Bedroom Suites, one with Balcony
  - ♦ 2 Double Bedrooms
  - ♦ Family Bathroom with Bath and Separate Shower
  - ♦ In All Extending To Approximately 3,401 Sq Ft Inclusive Of Integral Garage
  - ♦ Lawned Gardens Extending Into Private Woodland





#### SITUATION

Greys Green forms part of a Conservation Area located within Rotherfield Greys and just outside the Riverside town of Henley on Thames. Boasting a well revered Cricket Club and just a 5 minute drive away from Greys Green Golf Club offering 3 different courses it is a quintessential Oxfordshire village. The prestigious town of Henley on Thames is just over 2 miles away and has a commuter trainline

affording access to London in well under the hour. Offering a wonderful array of shopping and restaurant opportunities, there is also wonderful riverside walks and the historic Kenton Theatre and Regal Cinema to enjoy. The area is extremely well served by an excellent range of both state and private schooling, of particular note; Rupert House, Gillotts School, The Oratory, Pangbourne College, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.







### PROPERTY DESCRIPTION

Privately nestling in professionally landscaped gardens and having beautiful wrought iron railed detail to the front, Keepers Lodge is a striking and most impressive new residence, showcasing stunning architectural attributes, both internally and externally. Built to an exceptionally high standard, the property is of traditional architectural design and build, yet duly strikes its own architectural notes, blending in seamlessly with the local vernacular.

Offering generous well appointed accommodation, the quality and finish is exquisite and evident throughout. Large windows and doors embrace its surroundings and allows for masses of natural light. All principal reception rooms lead off the grand galleried reception hall, including the sitting room

with limestone fireplace and open plan kitchen / breakfast room both with bi-fold doors and offering a wonderful aspect, perfect for “al fresco” dining and entertaining. Rising to the first floor via the stunning oak staircase, the spacious galleried landing offers a viewing platform over the kitchen and opens through to 3 bedroom suites, 2 further bedrooms and a simply stunning family bathroom. The main bedroom suite has a dressing room as well as a generous bathroom with bath and separate shower. French doors then take you onto its private balcony overlooking the garden and woodland beyond. The second suite also enjoys views from its own balcony.

The quality of this prestigious property cannot be underestimated and offers a wonderful opportunity. An early viewing of Keepers Lodge is highly recommended.

### DETAILED SPECIFICATION

#### JOINERY, WINDOWS & DOORS

- ◆ Bespoke craftsman made oversized Oak Front Door and Frame
- ◆ White Oak bespoke Staircase and Galleried Landing
- ◆ Mendez Madrid Oak internal doors including glazed doors to all principal ground floor rooms
- ◆ Frascio Eidos chrome door furniture
- ◆ Draks Bespoke Canto fitted wardrobes and Dressing Room to Main Bedroom
- ◆ Graphite SAPA Dual Frame aluminium powder coated doors and windows
- ◆ Horman Electric Garage Door

#### ELECTRICAL & AUDIO VISUAL

- ◆ Lighting developed by Richard Voller Design, an independent practice with over 30 years experience in professional lighting, using quality & environmental friendly products
- ◆ Sophisticated wiring system with RCD controls to latest specification
- ◆ Hardwired Intruder alarm system
- ◆ External security lighting in appropriate locations
- ◆ Intercom system

#### PLUMBING & HEATING

- ◆ Dalkin Air Source Heat Pump serving wet underfloor heating to ground floor
- ◆ Oversized radiators to first floor

#### KITCHEN/UTILITY

- ◆ Bespoke Range of handmade Grey Olive and Tele Grey European Oak Floor and Wall cabinets with pewter fittings and complemented by African Seafoam Leathered Finish Granite Worktops
- ◆ Kitchen Appliances
- ◆ 2 Miele Pyroclean Ovens
- ◆ Miele Compact Combination Micro Oven
- ◆ Miele Steam Oven
- ◆ Miele Induction Hob
- ◆ Miele Integrated Dishwasher
- ◆ Fisher & Paykel Freestanding French Door Fridge Freezer

- ◆ Undercounter Single Zone Wine Cooler
- ◆ Ceiling Cooker Hood
- ◆ Boiling Water Tap to island Sink
- ◆ Waste Disposal
- ◆ Utility Appliances
- ◆ Miele Dishwasher
- ◆ Miele Washing Machine
- ◆ Miele Tumble Dryer
- ◆ Water Softener

#### BATHROOM, ENSUITES & CLOAKROOM

- ◆ White Villeroy & Boch Sanitary Ware including walk in Quadrant Showers
- ◆ Hansgrohe and Villeroy & Boch Chrome Fittings
- ◆ Complimentary Villeroy & Bosh Vanity Units
- ◆ Anthracite and White Matt Towel Ladder Radiators
- ◆ Villeroy & Boch Mirrors
- ◆ Villeroy & Boch Floor and Wall Tiles

#### FLOORING

- ◆ Porcelanosa Tiling to Entrance Hall, Kitchen/ Breakfast Room
- ◆ Engineered Wood Plank Flooring to Living Room
- ◆ Carpeting to Study, Stairs, Landing and All Bedrooms

#### FINISHES

- ◆ Smooth plaster ceilings throughout with coving to ground floor and landing area
- ◆ Skirting boards, door architraves and window boards in Eggshell White
- ◆ Walls in Egyptian Cotton matt finish
- ◆ Bespoke Handmade English Limestone fireplace with Slate Hearth to Sitting Room

#### EXTERNAL

- ◆ Wrought Iron Railings and 2 Pedestrian Gates to Frontage
- ◆ Graphite Block Paving Driveway with Silvery Grey Edging Setts
- ◆ Charcoal Limestone Paved Terrace
- ◆ Fully Lawned Gardens extending into private Woodland







## OUTSIDE

Approached off a private driveway, Keepers Lodge sits behind stunning black railings with 2 pedestrian gates with planting affronting the railings. The driveway is spacious and offers parking for several cars and

a double garage with electric doors. At the back of the property is a deep terrace and wonderful place to sit and enjoy the peaceful surroundings. A lush lawn leads into woodland and closed fencing defines the boundaries.



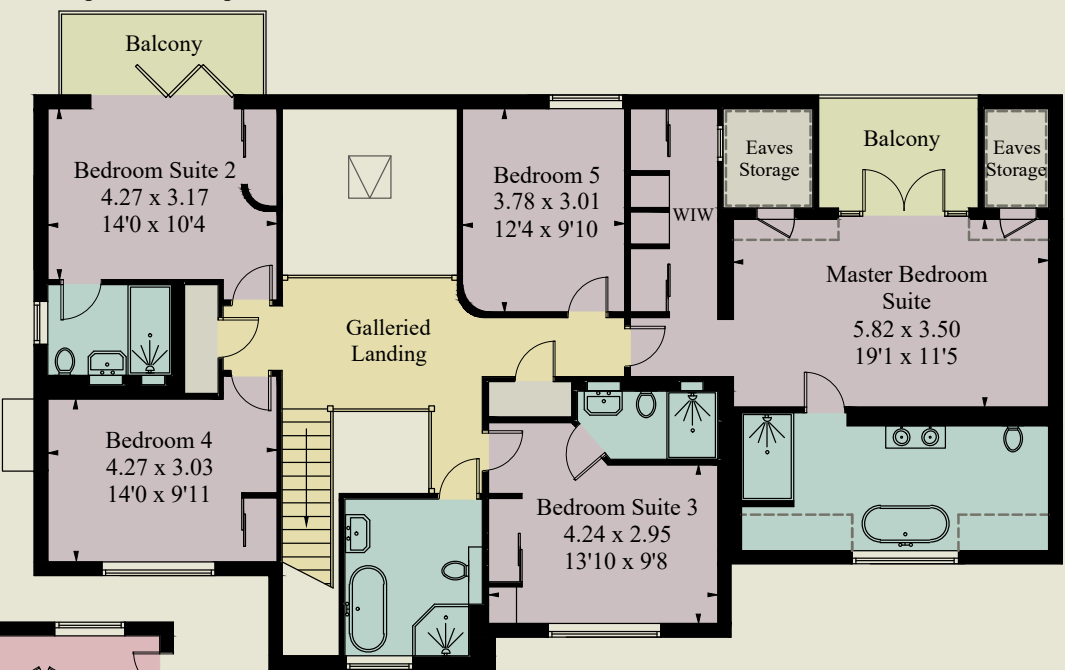


Keepers Lodge, Greys Green, Rotherfield Greys, Henley on Thames, Oxfordshire, RG9 4QQ

Approximate Gross Internal Area (including Garage) = 308 sq m / 3315 sq ft

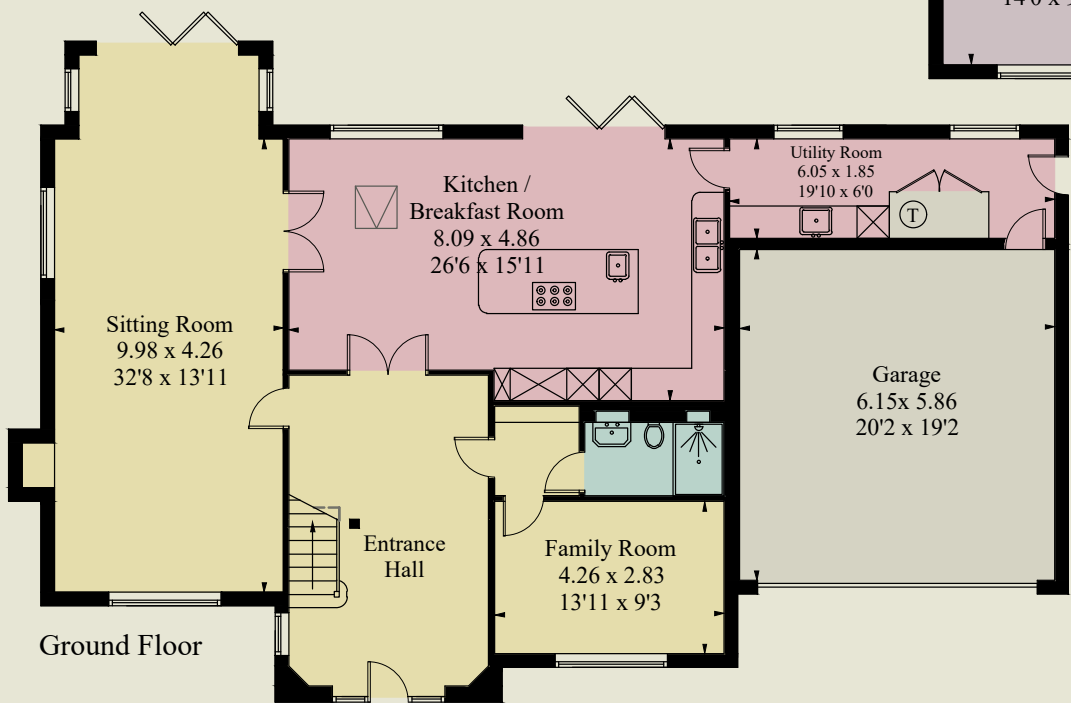
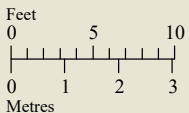
Limited Use Area = 8 sq m / 86 sq ft

Total = 316 sq m / 3401 sq ft



First Floor

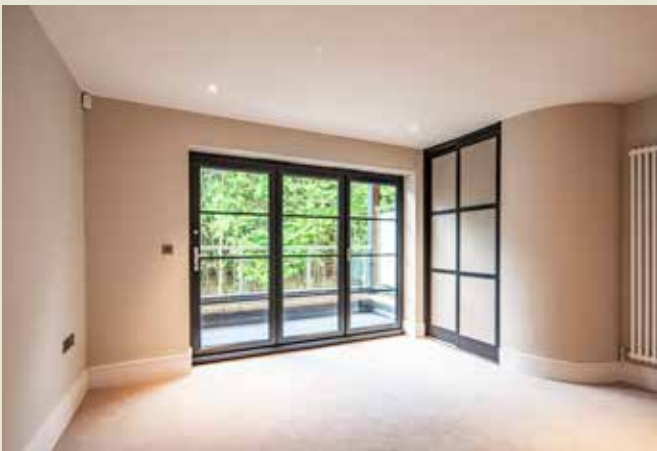
[Dashed line symbol] = Reduced head height below 1.5 m



Ground Floor

CREATESPACE DESIGN ref 522

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

**Services:** Mains electric and water are connected to the property. Wet underfloor heating to ground floor. Radiators to First Floor. Private drainage.

**Council Tax:** TBC

**Energy Performance Rating:** B / 88

**Postcode:** RG9 4QG

**Local Authority:** South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at Railway Bridge junction bear right and then left again into Reading Road. Continue up the hill and out of the village and in a further 4 miles after passing through Crays Pond turn right at the junction with the A4074 for Reading in a further 1 mile turn left at the next junction by the Thai Restaurant signposted for Gallowstree Common and Sonning Common. Continue through Gallowstree Common and into Peppard Common. After passing The Greyhound Public House on your left hand side, you will reach a crossroads, where you go straight over, then take the next left towards Henley-on-Thames. Carry on through Rotherfield Peppard and then take the turning right towards Henley. In approximately ½ mile you will enter Greys Green. You will see the cricket pitch on your left and the village hall on your right, then turn into the driveway after the village hall on the right and follow it round to the back and you will come to 2 properties, Keepers Lodge being the second on the left.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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