



267b Greys Road
Henley on Thames





Description

This brand new family home has been finished to the highest standard and has spacious accommodation of approximately 3,500 sq ft. Arranged over three floors, the property has been decorated in Farrow & Ball paint colours with elegant high ceilings and many double aspect rooms, giving a wonderfully light and bright feel throughout the house. There is a magnificent 28ft x 28ft kitchen/breakfast room with dining and sitting area, beautifully fitted with bespoke wall and floor units and a large central island. There are five spacious bedrooms, two with walk-in wardrobes, and four luxurious bathrooms, three of which are en-suite. There is a paved parking area and garage to the front and a beautifully professionally landscaped garden to the rear with a paved sun terrace. EPC Rating B.

Bentier

Bentier is a local family owned business with an impressive track record of designing and building luxury homes of the highest standard. All properties are individually designed to suit the location and feature exquisite attention to detail in craftsmanship, materials and finish. They are registered with the National House Building Council (NHBC) as a builder and developer and for peace of mind, each home carries a 10 year NHBC warranty.



Specification

Kitchens & Utility

- Professionally designed and fitted kitchens & utility rooms by KCA Kitchens
- Stone work surfaces,
- All Siemens integrated appliances
- Plans & visuals available on request
- Recessed LED down-lighters
- Large format floor tiles

Staircase

- Staircases will have oak newels, and glass balustrade, finished in an oak clear varnish

En-Suites, Bathroom & Cloakroom

- Floor to ceiling tiling as appropriate. Tiles from Porcelonosa
- Electric underfloor heating
- Hansgrohe showers
- Duravit sanitary wear and furniture
- Hansgrohe taps
- Large illuminated mirrors
- Heated towel radiators

Wardrobes

- Fitted wardrobes with doors to match rest of house
- Master bedroom with fully fitted out walk in wardrobe

Floor Finishes

- 50oz throughout bedrooms, landings, stairs, living room, study
- Large format ceramic tiles to WC, kitchen/dining/family room
- Oak wooden flooring to hallway, coats

Decoration And Finish

- Ceilings finished in white Dulux emulsion
- Internal walls from the Farrow and Ball palette
- Coving throughout downstairs rooms, first floor landing, master bedroom & bedroom 2
- All woodwork finished in satin wood
- Natural oak used on stairs and wardrobe shelving will be protected in a clear varnish

Electrical

- A comprehensive electrical installation including chrome LED down lighters throughout
 - All bedrooms and living rooms will have central pendants

- Chrome or brushed finish light switches and sockets throughout from "Hamilton"
- Shaver/toothbrush points in all bathrooms
- External lighting to the front and rear landscaped gardens
- Mains operated smoke alarm
- Cat 6 cabling to future proof for all AV requirements
- Waterproof external double socket to rear of property

Telephone And Television

- Master BT point suitably located
- TV points throughout

Insulation

- Insulation is provided to exceed the latest NHBC thermal regulations

Central Heating

- Vaillant gas fired central heating system providing underfloor heating throughout the ground floor and radiators with thermostatic valves on the first & second floors
- Pressurised hot water cylinder
- A back up electric immersion heater is fitted to the hot water cylinder
- Independent towel rail system so that you can have your towel rails heated all year round

Doors

- Internal doors will be oak veneered with chrome furniture
- Solid "Pirna" oak hardwood front door and glazed side panels with multi-point locking system to 'Secured by design' standard
- Electrically operated "Hormann" sectional garage door

Windows

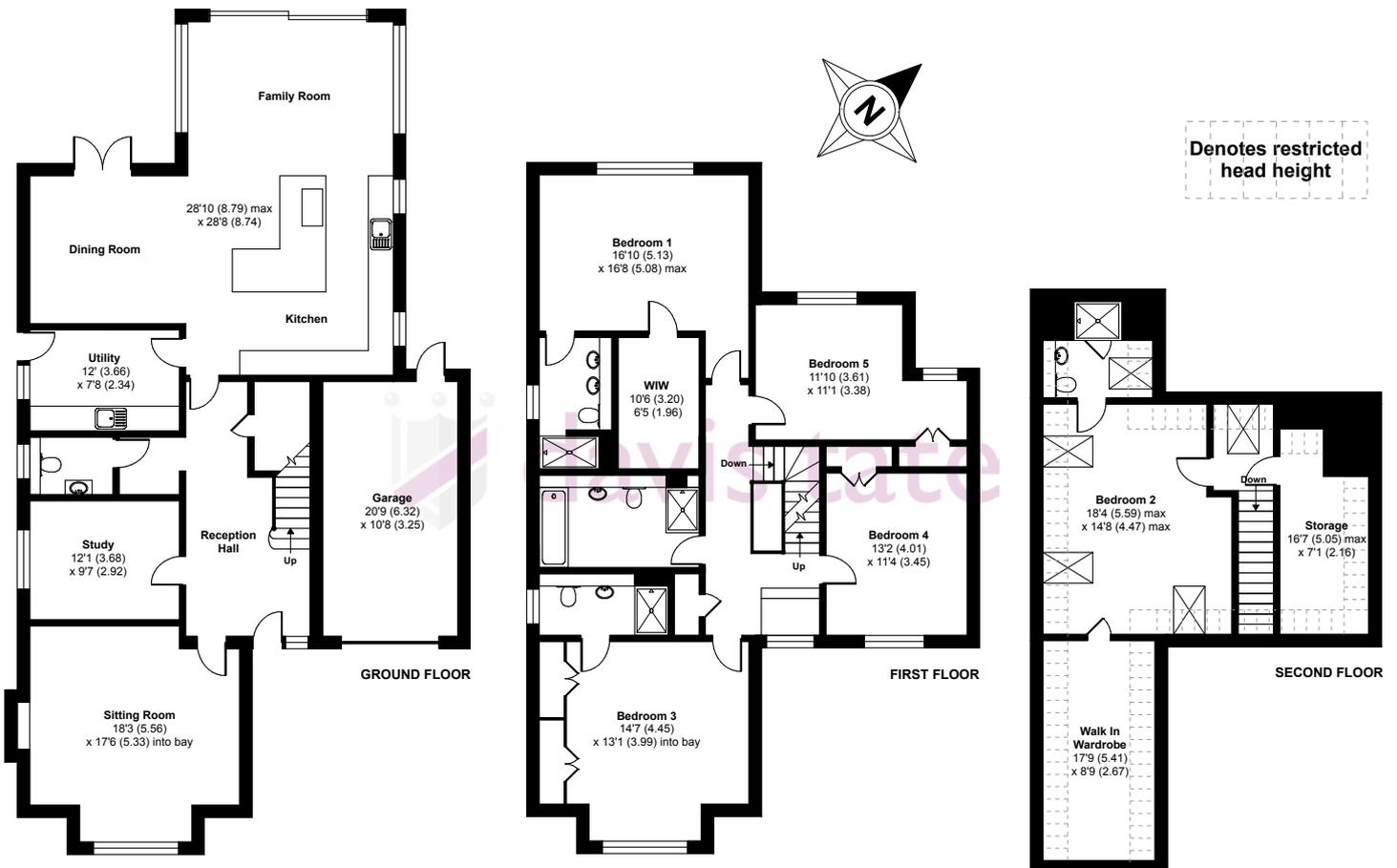
- 'A' rated High performance aluminium windows & doors from "Sunflex"
- Air slider door system to Garden Room

External Finishings

- Red and orange blend facing brick
- Terreal clay plain roof tile
- Feature Stone Cills
- Block paved parking area
- Natural stone laid patio and paths around property to landscape design



APPROX. GROSS INTERNAL FLOOR AREA 3443 SQ FT 319.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

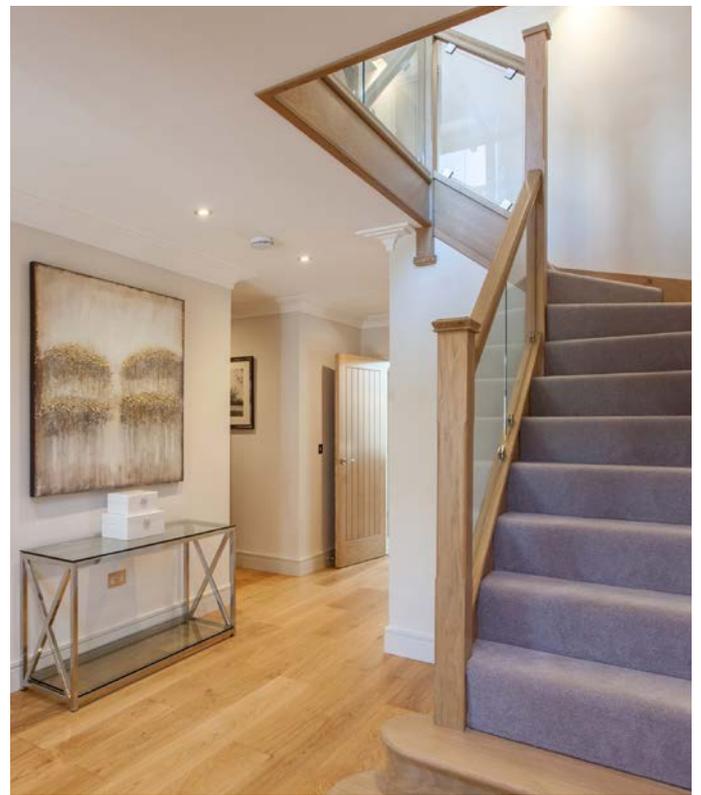


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- Professional landscaped gardens to rear, front and driveway, designed and laid by 'Creative Landscape'
- External lighting to property
- Automated gated access

Security And Peace Of Mind

- External lighting to house, gate piers & porch entrance
- Secured gated entrance
- High specification alarm system from 'Banham Alarms' with key fobs
- Lockable window furniture
- Front door with multi point locking system
- Mains smoke detectors
- NHBC 10-year build mark warranty. Each home at Kings Mews will be independently inspected throughout construction by the national house building council. They will deliver a ten-year NHBC build mark warranty certificate upon satisfactory structural completion of each home.





Location

267b Greys Road is situated under a mile from the centre of Henley. The town has superb facilities including a Waitrose, individual coffee shops and restaurants and is home to the world famous Henley Royal Regatta. Henley station provides a link to the mainline stations in Reading and Twyford with a fast service to London, Paddington (from 28 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow Airport from 2020. Connection to the M4 (J8/9) via the A404M is approximately 7 miles distant with access to Heathrow (22 miles) and the motorway network. Nearby, buses collect for schools including The Oratory Prep, Reading Bluecoats, Abingdon School, St Helen's and St Katherine's, The Manor and The Abbey School. There are miles of walking, cycling and running along the Thames Path and rowing and boating on the River Thames.





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