

A large, stylized letter 'B' in a blue-to-teal gradient, set against a light grey square background.

PHILIP  
BOOTH  
ESO.



73 Blandy Road, Henley-on-Thames, Oxon RG9 1QB





An attractive and generously extended 4-bedroom detached home in a quiet residential road, refurbished to an excellent standard by a local developer. Featuring a dramatic open-plan kitchen / dining / living room which opens to the garden via a sliding glass wall. Walk-in larder. Separate utility / laundry room. Home office. Snug. 4 double bedrooms with 3 bathrooms. Landscaped rear garden with patio and lawn and private gate opening to footpath; off-road parking for multiple cars in an in-and-out driveway and with a garage to the front.

The detached property was originally built in 1966, and the exterior has been extensively refurbished with a new roof, new windows throughout, dormer windows and a pale grey Monocouche render, with up-and-down lighters creating a dramatic frontage at night. All the windows are double-glazed aluminium, with ventilation panels, and the entire roof has been replaced.

Enter via a solid aluminium Domadeco door with a glass window to the side, into a broad hallway, with lots of natural light and with richly toned Italian hardwood flooring. The entire ground floor has under-floor heating.

A modest reception room / snug is carpeted, and has views to the front, and which would be ideal as a library, hobby room, playroom or separate sitting room. A corridor leads through paned wooden doors to the private study, with space for a large desk, a bright skylight and a window to the side. There is a cloakroom with a wash hand basin and w.c.. And from the hallway, a double ground-floor bedroom suite (bedroom 4) is useful for multi-generational living, and has a window to the front, and an elegant en suite bathroom with floor-to-ceiling Italian porcelain tiles, a w.c., wash hand basin, heated towel rail and a walk-in shower.

Through the hallway and into the striking full-width open-plan kitchen / dining and living room. Floored throughout with the Italian hardwood, the lavish Olive & Barr wooden kitchen has been hand-painted in Farrow & Ball 'Railings' with brass fittings, and is finished with Italian marble work-surfaces. A large island with breakfast bar forms the centrepiece for the kitchen, with a double Belfast sink and Quooker boiling water tap. The Rangemaster gas range has 6 burners, 2 main ovens and 2 further plate-warmers, and is inset beneath a distressed mirrored splashback, with extractor hood over and recessed shelving. A fitted dresser has folding cupboard doors with hidden space for toaster, microwave and / or coffee machine. There is space for a fitted 'american-style' plumbed fridge freezer, and an integrated dishwasher. The hand-built kitchen also features a walk-in pantry with fitted shelves, and a separate laundry / utility room decorated to the same high standard, with a door to the garden, with space for a washer and a dryer, ample fitted cupboards, hanging space and shelving.





The kitchen island overlooks a generous flexible living space for a dining table and chairs, and on to the seating area which has a cast-iron wood-burning stove on a slate hearth, and a glass and aluminium 'lantern' in the roof to flood the space with natural light.

To the rear of the open-plan space is a broad expanse of sliding glass doors which open to the patio and garden.

From the entrance hallway, wooden hand-built stairs using the same Italian hardwood, lead up past an attractive paned window and feature lighting. The landing has a dormer window, wooden flooring, and useful storage space.

The principal bedroom suite to the rear of the property is a real feature, with a generous double bedroom with a large window overlooking the garden, carpeted with fitted hand-painted wall-to-wall wardrobes, and a distinctive en suite bathroom, tiled in Italian porcelain in a marble style, with double vanity, double walk-in-shower with recessed drain, a wall-mounted w.c. and heated towel rail.

Bedroom 2 is a comfortable double, carpeted, with a dormer window to the side, and space for built-in wardrobes or desk space. Eaves storage provides useful space.

Bedroom 3 is a characterful double, carpeted with a window to the front, and space for either built-in wardrobes, or a desk space in a recess.

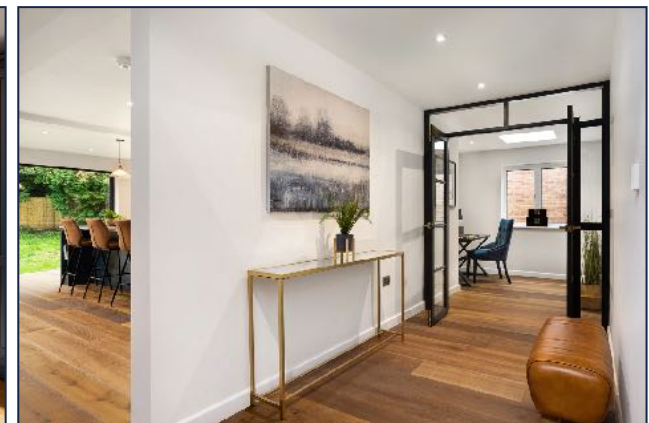
The family bathroom is tiled in Italian porcelain, with a large freestanding oval jacuzzi bath, wash hand basin, large shower with a recessed drain and glass fitted door, and a heated towel rail. All the bathrooms have motion-sensitive alcove lighting for convenience at night-time.

The house benefits from a Megaflo water system to ensure high pressure water throughout the house, a water softening system, and has a combi gas and electric boiler.

### Outside

The rear garden can be accessed via a gate to the front, via the open-plan living space and also from the side door in the utility room. It will be landscaped to feature a sandstone tiled patio and lawn with raised beds to the rear. New privacy fencing has been installed to enclose the garden, and a gate allows private access to the bridleway to the rear of the property.

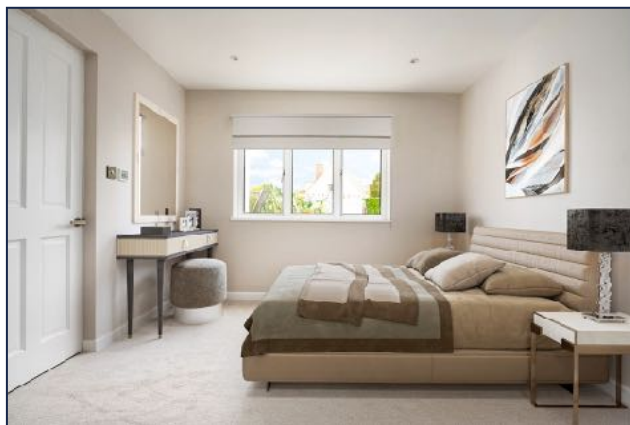
To the front, a garage with an electric door, and side door access. There is off-road parking for several cars in an in-and-out driveway. The space will be landscaped to feature raised beds with shrubs.











Artists impression created by Home Visuals for illustrative purposes only.



### Living in Blandy Road

Blandy Road is a very popular street on the Wootton Manor development to the west of Henley town centre. Henley Station is approximately 1 mile away and there is a regular bus service to and from the town square. There are local shops just a short walk away, including a 'One Stop' convenience store.

Henley town centre has a wide selection of shops, including a Waitrose supermarket. There are boutiques, a three-screen cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, the West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford Crossrail 2019) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

### Schools

Primary Schools – Sacred Heart Primary & Valley Road

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private – St Mary's School, Rupert House School

Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey Reading

### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym. River pursuits include Henley Sailing Club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs, including Henley Golf Club and Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Phyllis Court Club is a popular country club fronting the River Thames just downstream from Henley Bridge.

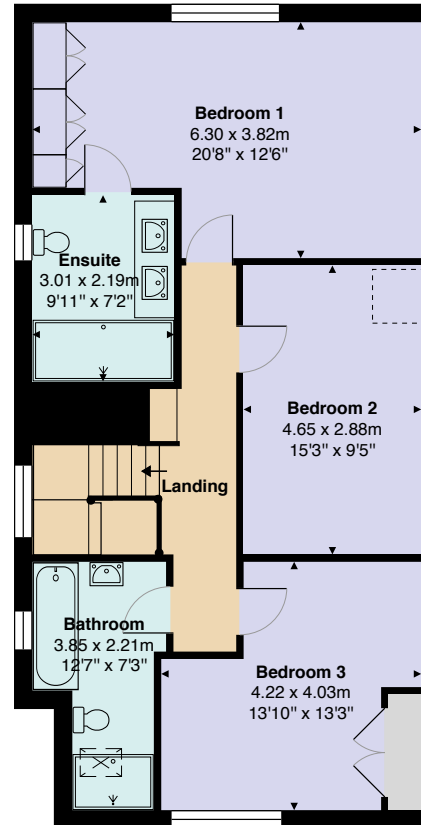
**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** F

**Services:** Mains water, electricity

# Blandy Road, Henley on Thames, RG9 1QB

Approx. Total Area: 247.8 m² ... 2667 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



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