



BROADMEADOW HOUSE

Greys Green • Henley on Thames







BROADMEADOW HOUSE

A LUXURIOUS FIVE BEDROOM HOME, SET IN BEAUTIFUL
GREYS GREEN, HENLEY ON THAMES



LUKMORE

— MONOGRAM —



PERFECT LOCATION



BROADMEADOW HOUSE

Broadmeadow House offers stylish country living with all the amenities you could want or need on your doorstep. This beautiful five bedroom luxury home is situated in the Chilterns Area of Outstanding Natural Beauty, the Greys Green Conservation Area and is positioned on the edge of one of England's most prestigious towns, Henley On Thames.

Greys Green developed around an area of common land called Greys Common in 1635 and Greys Green in 1676. Lying along an equal distance line from the National Trust Greys Court, the parish church, and Shepherd's Green, the hamlet was an important focal point and by the 19th century was the location of a school, post office, smithy and later a village hall, war memorial and a cricket club which is still used today and just a 1 minute walk away.

Outside of the local towns, you will find a host of activities to indulge in including Greys Green Golf Course which is less than a 5 minute drive away and offers 3 different courses, as well the renowned Badgemoor Golf and country club.

Broadmeadow House is perfectly positioned between main towns and villages. Henley On Thames is just a 10 minute drive away and Reading just 20 minutes, both with train links into London City within an hour.



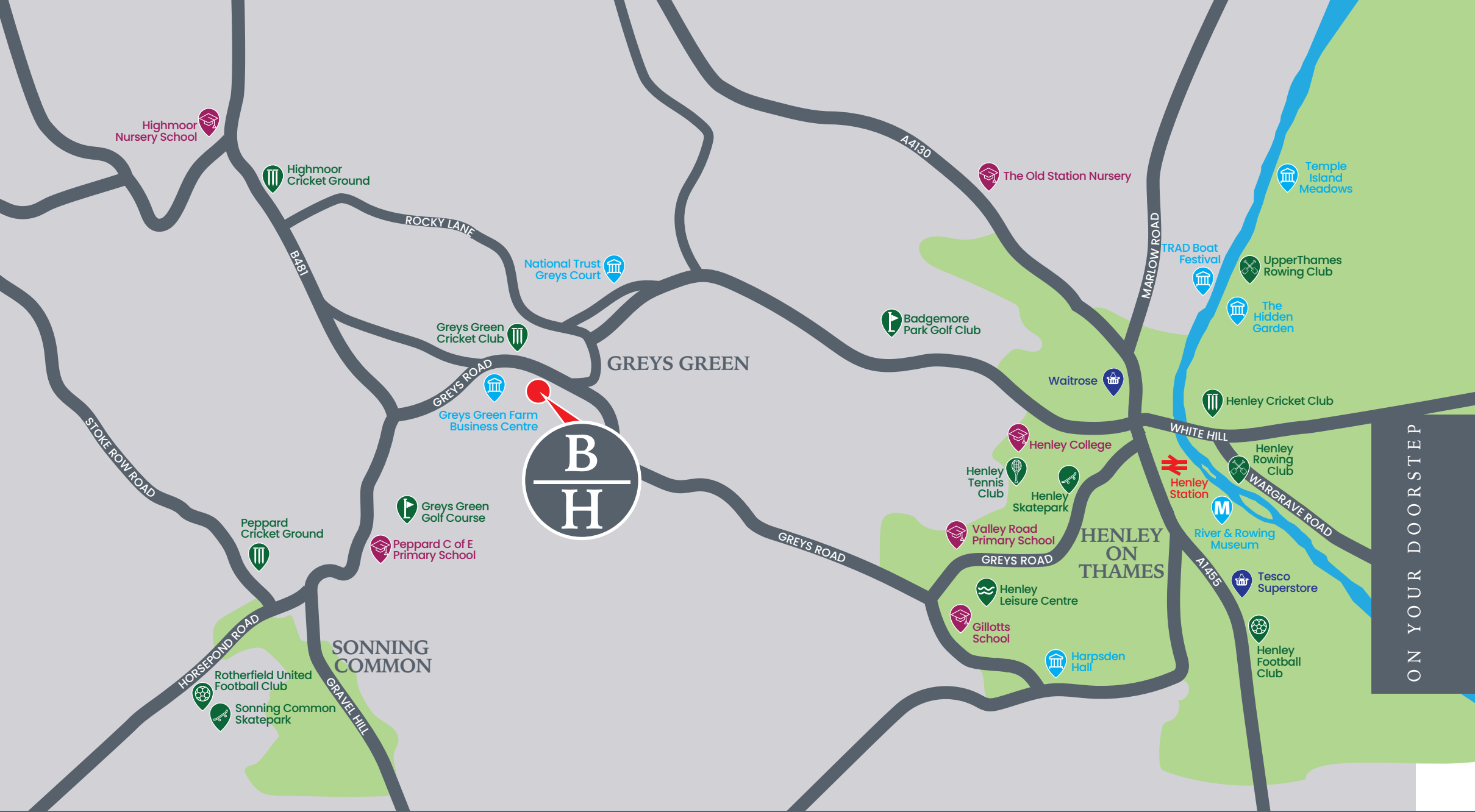


Famous for the Royal Regatta, Henley on Thames is just a 5 minute drive away. With a bustling market square at its centre, streets are lined with an array of boutiques, hairdressers, antiques, independent and specialist shops. Choose from trendy cafés, traditional riverside pubs such as the Angel on the Bridge, an array of restaurants and bars or take in some of the 300 buildings of architectural or historical importance. If that's not your thing, see a show at the Kenton Theatre, take a stroll around one of the parks or a countryside ramble,

hire a boat, visit the River & Rowing Museum or simply sit by the river with a coffee and watch Henley life go by.

Henley has an international reputation earned over 175 years by the world's greatest rowing regatta, Henley Royal Regatta. The town is home to many festivals including the Summer Arts Festival and the '80's music Rewind Festival.





ON YOUR DOORSTEP

WITHIN EASY REACH

- Henley On Thames** | 5 minutes | 2.9 miles
- Caversham** | 11 minutes | 5.3 miles
- Reading** | 20 minutes | 7.6 miles
- Sonning** | 21 minutes | 7.7 miles
- Marlow** | 22 minutes | 10.8 miles
- Oxford** | 41 minutes | 21.9 miles

AT YOUR LEISURE

- Greys Green Cricket Club** | 1 minute | 0.3 miles
- Greys Green Golf Course** | 4 minutes | 1.2 miles
- Badgemore Park Golf Course** | 5 minutes | 2.2 miles
- Henley Leisure Centre** | 5 minutes | 2.3 miles
- Henley Tennis Club** | 8 minutes | 2.9 miles
- Upper Thames Rowing Club** | 13 minutes | 4.1 miles

EDUCATION

- Peppard C of E Primary School** | 4 minutes | 1.4 miles
- Highmoor Nursery School** | 4 minutes | 1.7 miles
- Gillotts Secondary School** | 6 minutes | 2.4 miles
- Valley Road Primary School** | 7 minutes | 2.6 miles
- Henley College** | 7 minutes | 3 miles
- The Old Station Nursery** | 9 minutes | 3.8 miles



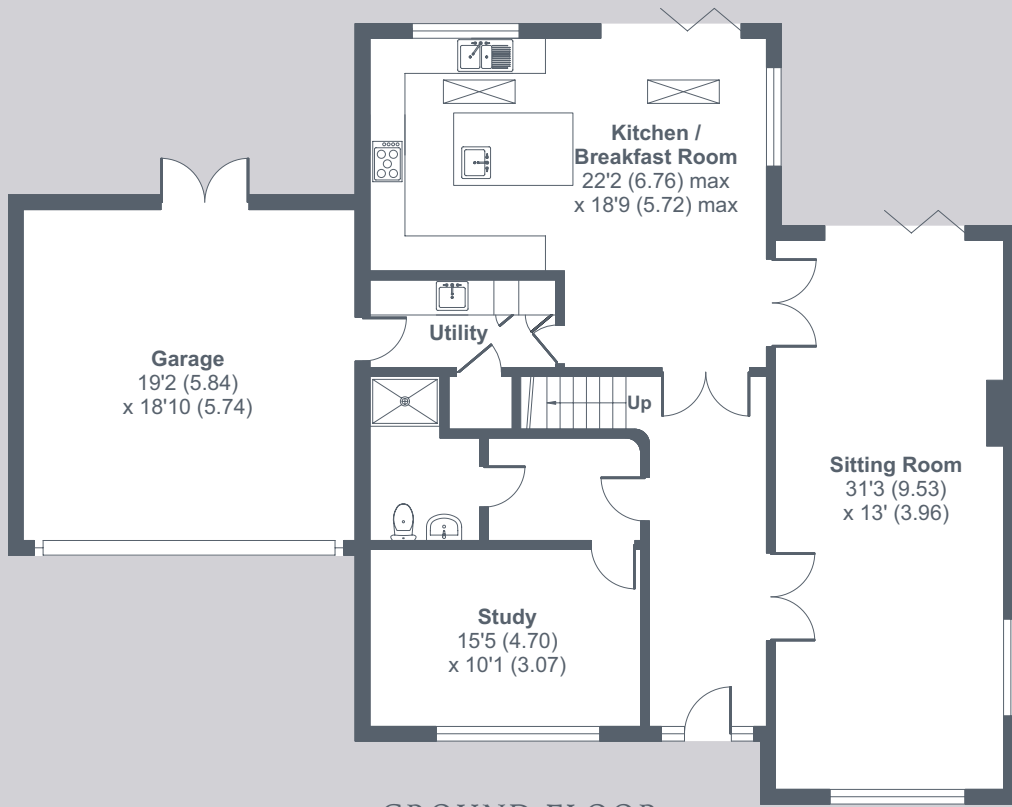


APPROXIMATE AREA = 2787 SQ FT / 258.9 SQ M (excludes void)

GARAGE = 356 SQ FT / 33 SQ M

TOTAL = 3143 SQ FT / 291.9 SQ M

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

FLOORPLANS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023.





KITCHEN

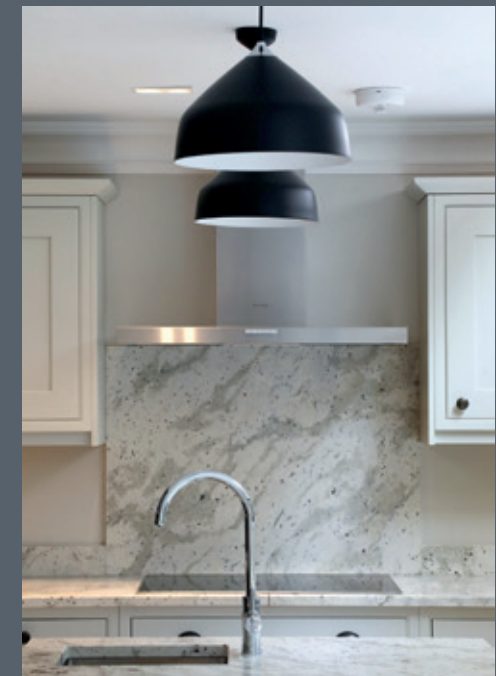
- Bespoke Range of handmade Tarpaulin Grey and Grey White European Oak Floor and Wall in frame cabinets with contemporary soft close hinging and complemented by Andromeda polished Granite
- 2 Miele Pyroclean Ovens
- Miele Compact Combination Micro Oven
- Miele Steam Oven
- Miele Induction Hob
- Miele Integrated Dishwasher
- Neff Built-in Fridge
- Undercounter Single Zone Wine Cooler
- Ceiling Cooker Hood
- Boiling water tap to island sink
- Waste Disposal

UTILITY

- Bespoke range of handmade Tarpaulin Grey and Grey White European Oak Floor and Wall in frame cabinets with contemporary soft close hinging and complemented by Andromeda polished Granite
- Neff Built-in Freezer
- Miele Dishwasher
- Miele Washing Machine
- Miele Tumble Dryer
- Water Softener

FIREPLACE

Bespoke Handmade English Limestone Fireplace with Slate Hearth to Sitting Room





BATHROOM, ENSUITES & CLOAKROOM

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

JOINERY, WINDOWS & DOORS

- 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
- Graphite SAPA Dual Frame aluminium powder coated doors and window
- Bespoke craftsman made oversized Oak Front Door and Frame
- Horman Electric Garage Door





WARDROBES

- Draks Bespoke Canto fitted wardrobes and Dressing Room to Master Bedroom

HEATING

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

ELECTRICS

- Sophisticated wiring system with RCD controls to latest specification
- Brushed steel light switches and sockets
- External security lighting in appropriate locations
- Electronically operated entrance gates

DECORATION

- 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









FLOORING

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

LIGHTING

The development incorporates lighting developed by Richard Voller Design, an independent practice with over 30 years experience in professional lighting

Richard Voller Design offer imaginative and individual solutions with technical expertise and creativity at the forefront of the design process using architectural quality and environmental friendly products

DRAINAGE

- Private Drainage





GARDENS

- Fully Lawned Gardens extending into private Woodland
- Graphite Block Paving Driveway with Silvery Grey Edging Setts
- Charcoal Limestone Paved Terrace



SERVICES

- Hardwired intruder alarm system
- External security lighting in appropriate locations
- Intercom System



PREMIER GUARANTEE

- The property comes with a 10 year insurance backed Premier Guarantee Warranty





LUKMORE



Based in Reading, the County Town of Berkshire, we are an established privately owned company who pride ourselves in building quality homes to the highest standards of specification and finish in prime locations within the Thames Valley.



Selling Agent



20 Thameside, Henley-on-Thames, RG9 2LJ

T: 01491 844900