

92 WEST STREET

Henley-on-Thames, Oxfordshire

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92 WEST STREET

Henley-on-Thames, Oxfordshire

A tranquil haven in the heart of town

Accommodation and Amenities

Reception hall ♦ Sitting room ♦ Family room ♦ Dining area
Kitchen/family room ♦ Utility room ♦ Master bedroom with en suite
shower room ♦ 2 further bedrooms ♦ Family bathroom
2 leased garages ♦ Delightful garden

Situation

- ♦ 92 West Street is located within the heart of Henley-on-Thames, a short walk from the centre of the town.
- ♦ The famous market town provides a Waitrose, local butcher, theatre, cinema, numerous restaurants and traditional public houses along with the famous Royal Regatta course, all within a few minutes' walk.
- ♦ The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead. Central London is only 40 miles and Heathrow airport, approximately 26 miles.
- ♦ The larger centres of Oxford, High Wycombe and Reading are also easily accessible as are good rail links to central London.

92 West Street

- ♦ 92 West Street is a handsome Victorian family house that has been extended in keeping with the original fabric of the building to create a particularly light contemporary three bedroom home.
- ♦ This substantial property is of classic brick and flint construction under a clay tile roof and has been painstakingly refurbished by the current owners.
- ♦ The accommodation is arranged over two floors as indicated on the attached floor plan.
- ♦ Throughout the property attention has been paid to detail and quality. The kitchen/family room leading through to the dining area illustrates this best. Designed by Anthony Mullan, the kitchen boasts 'soft closing' units beneath granite worktops with integrated high quality appliances.
- ♦ There is oak flooring throughout the ground floor with underfloor heating in the kitchen and dining area.

Henley-on-Thames to London Paddington 52 minutes ♦ Marlow 8 miles ♦ Reading 9 miles ♦ M40 (J4) 9 miles ♦ M4 (J8/9) 8 miles
(Distances and times approximate)

- ♦ All the downstairs rooms have hardwood french doors leading onto the garden.
- ♦ Both the upstairs bathrooms designed and supplied by Ripples, are furnished with high quality fittings and bespoke units maximising the use of space and light.
- ♦ There is access to a spacious loft area which is fully boarded and lit.

Gardens and Grounds

92 West Street sits in a tucked away position in the heart of Henley-on-Thames. The property is approached on foot and located off West Street which adds to the sense of seclusion. Transferable leases are available on two garages opposite the entrance to the property on West Street. The garden is laid to lawn, with well stocked mixed herbaceous and shrub borders that have been imaginatively planted and well maintained by the owners.

Directions

From Henley bridge continue through two sets of traffic lights on Hart Street and proceed straight ahead into Market Place. Follow the road to the junction and continue up Gravel Hill turning right into West Street immediately before the turning for Hop Gardens. The passage for 92 West Street can be found halfway along the road.

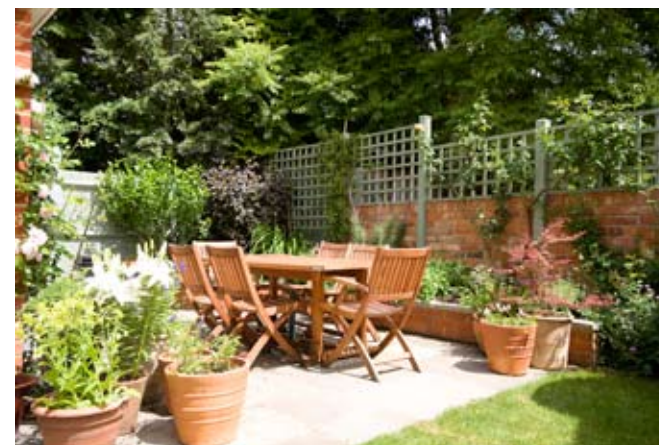
Given the location of 92 West Street we suggest meeting at the Knight Frank office prior to viewings.

Local Authority

South Oxfordshire District Council Tel: 01491 823 000

Postcode

RG9 2EA



Services

Mains water, electricity, drainage, gas fired central heating.

Fixtures and Fittings

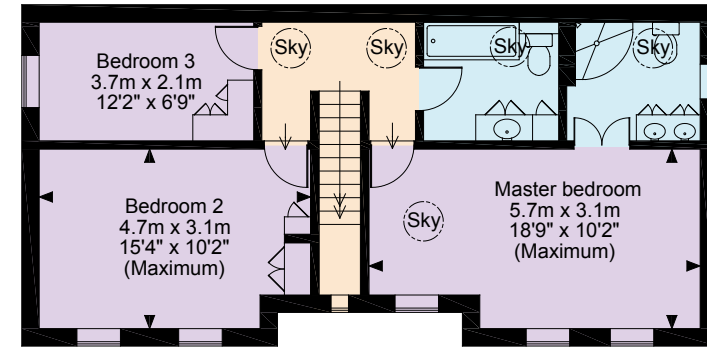
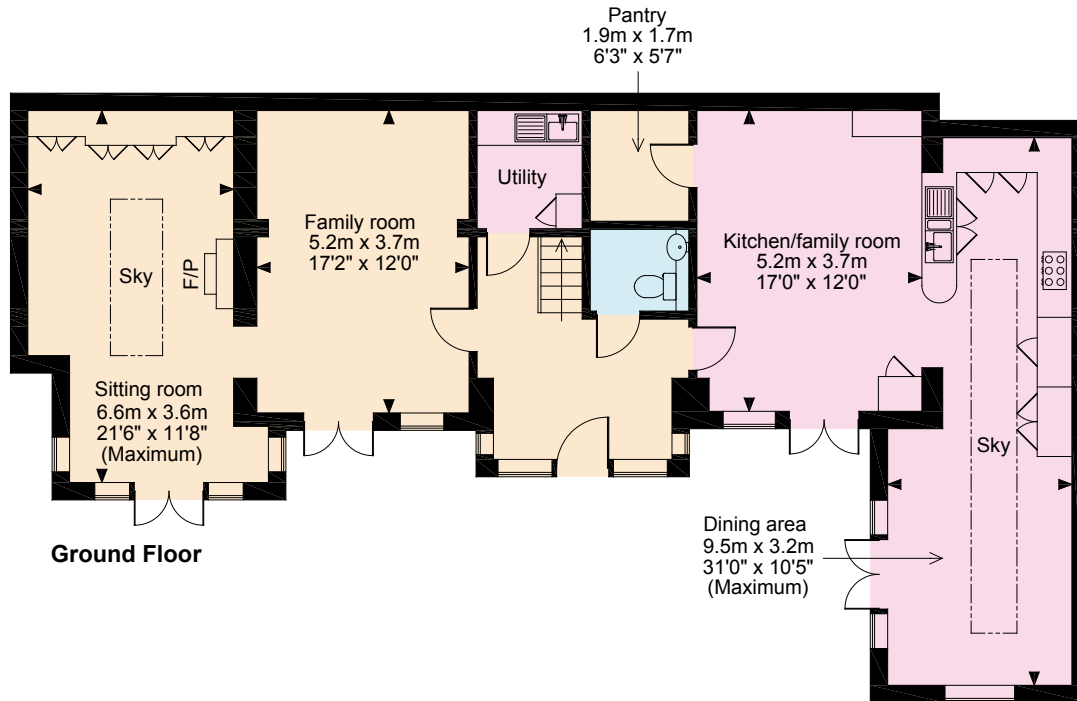
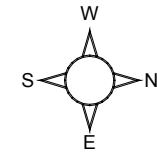
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Viewing

Strictly by prior appointment with the Sole Agents, Knight Frank LLP



West Street, Henley-on-Thames
Approximate Gross Internal Area
1847 Sq Ft/171 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



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