

3, THE MALTINGS

HART STREET • HENLEY-ON-THAMES



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HART STREET • HENLEY-ON-THAMES
RG9 2FE

'Modern day living with character'

Entrance hall • Guest cloakroom • Open plan kitchen/
dining room • Master bedroom with en suite shower
2 Further bedrooms • Family bathroom • Additional reception
room • Secure gated parking • Video entry phone
System & intruder alarm system • Parking

Central London 40 miles • Heathrow Airport 26 miles
Henley Station 5 minute walk (London Paddington 50 minutes)
Twyford Station 5 miles (London Paddington 25 minutes)
M4 (J8/9) 8 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as
statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





Security Information

There is a video entry phone and intruder alarm system together with automated entrance gates.

Parking

One allocated parking space to the rear of the development. The amenity area to the front of the property can also be used as a second parking space.

Services

Under floor heating with electric boiler, Whole House ventilation & heat recovery system, Warm roof construction, Motorised skylights with rain sensors, Intruder alarm system, Video entry phone system with remote controlled electrically operated entrance gates, Communal TV to main rooms and bedrooms, Security lighting.

The Property

3 The Maltings is an exceptional newly refurbished 3 bedroom home located within a gated Grade II listed range of Malthouse buildings in the centre of Henley-on-Thames.

The accommodation is set over 3 levels which has been carefully created for modern day living whilst retaining many of the original charming features such as the exposed beams throughout. The open plan kitchen/dining room has oak timber flooring with under floor heating throughout, luxury wall and floor fitted units with LED lighting, granite surfaces, a range of integrated appliances and spotlighting throughout. There are double doors which open to the front of the property where there is a designated amenity space.

The spacious master bedroom has built in wardrobes with a luxury en suite shower room with tiled walls and flooring, Duravit sanitary ware and Hans Grohe fittings. There are two further spacious bedrooms offering fitted wardrobes and skylights. The family bathroom is well-equipped with shower over bath.

The second floor offers flexible accommodation with impressive beams and skylights.

Situation

3 The Maltings is set within the centre of the historic riverside town of Henley-on-Thames.

Henley-on-Thames offers all major amenities including supermarkets, hospital and a fine variety of shops, pubs and restaurants. The Kenton theatre, River and Rowing museum, Regal cinema and all the other benefits of this wonderful market / riverside town are close at hand. More comprehensive facilities can be found in nearby Reading and Maidenhead.

Henley railway station provides a link to the mainline railway stations in Reading (via Twyford) with trains to London (Paddington). The M4 (J8/9) is approximately 9 miles distant, providing access to Heathrow and the motorway network.

Henley and the surrounding south Oxfordshire towns and villages provide access to great schooling, and with Berkshire and Buckinghamshire on the doorstep, the educational choice is widespread

Directions (Postcode RG9 2FE)

On entering Henley-on-Thames via Remenham Hill coming from London, pass over Henley Bridge and the river, through the traffic lights into Hart Street, leaving St Mary The Virgin church on the right. The property can be accessed via a gated entry on the left hand side just after Courtiers.

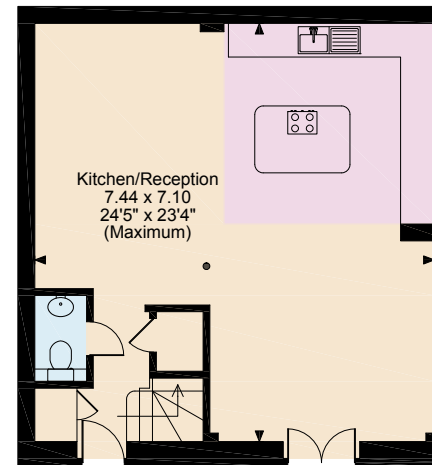
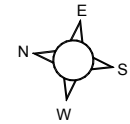
Local Authority

South Oxfordshire District Council Tel: 01491 823000.

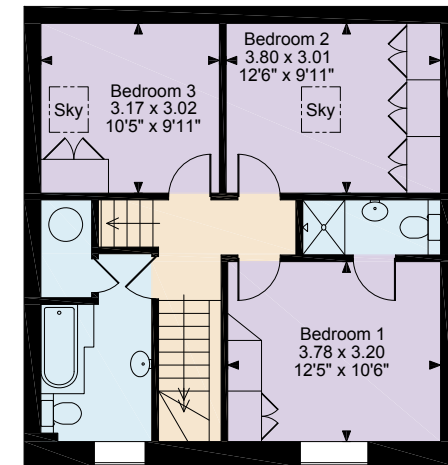
Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. Other items may be made available by separate negotiation.

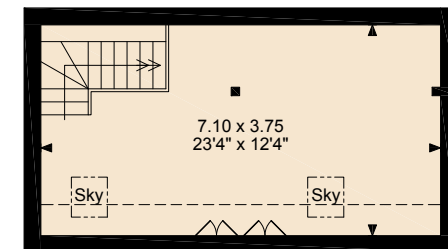
Hart Street, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
129sq.m (1,390sq.ft)



GROUND FLOOR



FIRST FLOOR



Eaves

SECOND FLOOR

---Denotes restricted head height

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01491 844900

20 Thameside, Henley-on-Thames,
Oxfordshire RG9 2LJX
henley@knightfrank.com



KnightFrank.co.uk

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