



46 St Mark's Road, Henley-on-Thames, RG9 1LW

With fine period features, an elegant double fronted detached Edwardian family house



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## Description

No 46 St Mark's Road is a fine period house in a popular residential road. Built in 1906, the property has period features including high ceilings, detailed mouldings and plasterwork, high skirting boards and bay windows. The house is full of light and space and has potential for further extension or expansion into the large attic.

## Accommodation

- Porch with columns and original glazed and stained glass panelled door, leading to
  - Entrance hall with picture and dado rail
  - Spacious sitting room with polished floor, fireplace with gas fire, lovely bay window to front, elegant plasterwork, archway to
  - Dining room with fireplace with gas fire, bookshelves to either side, doors to
  - Conservatory with tiled floor and doors to garden
  - Family room with fireplace with gas fire, book cases to side, large bay window overlooking front garden
  - Kitchen/breakfast room, a lovely light room with range of fitted wall and floor cabinets, built-in oven, dishwasher, fridge.
  - Breakfast room with doors to garden
  - Cellar, a useful space for wine storage
  - Original staircase to first floor and landing
  - Charming double aspect master bedroom with original fireplace, en-suite shower room
  - Three further bedrooms
  - Family bathroom.
- Agent's Note: There is lapsed planning permission for an attic conversion for 2 bedrooms and a shower room.

*Wickie Communications*  
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## Outside

To the front of 46 St Mark's Road is a pretty walled garden with shrubs and bushes providing privacy and seclusion. There is off road parking for one car, although more could be created (subject to consents). A side gates leads to the main garden at the rear of the house and is over 240 feet in length. The garden is beautifully private and has a number of mature trees including a walnut, hazel, yew and mature birch. There is a gravel terrace and level areas of lawn together with a children's play hut. The whole garden amounts to just over 0.2 of an acre.



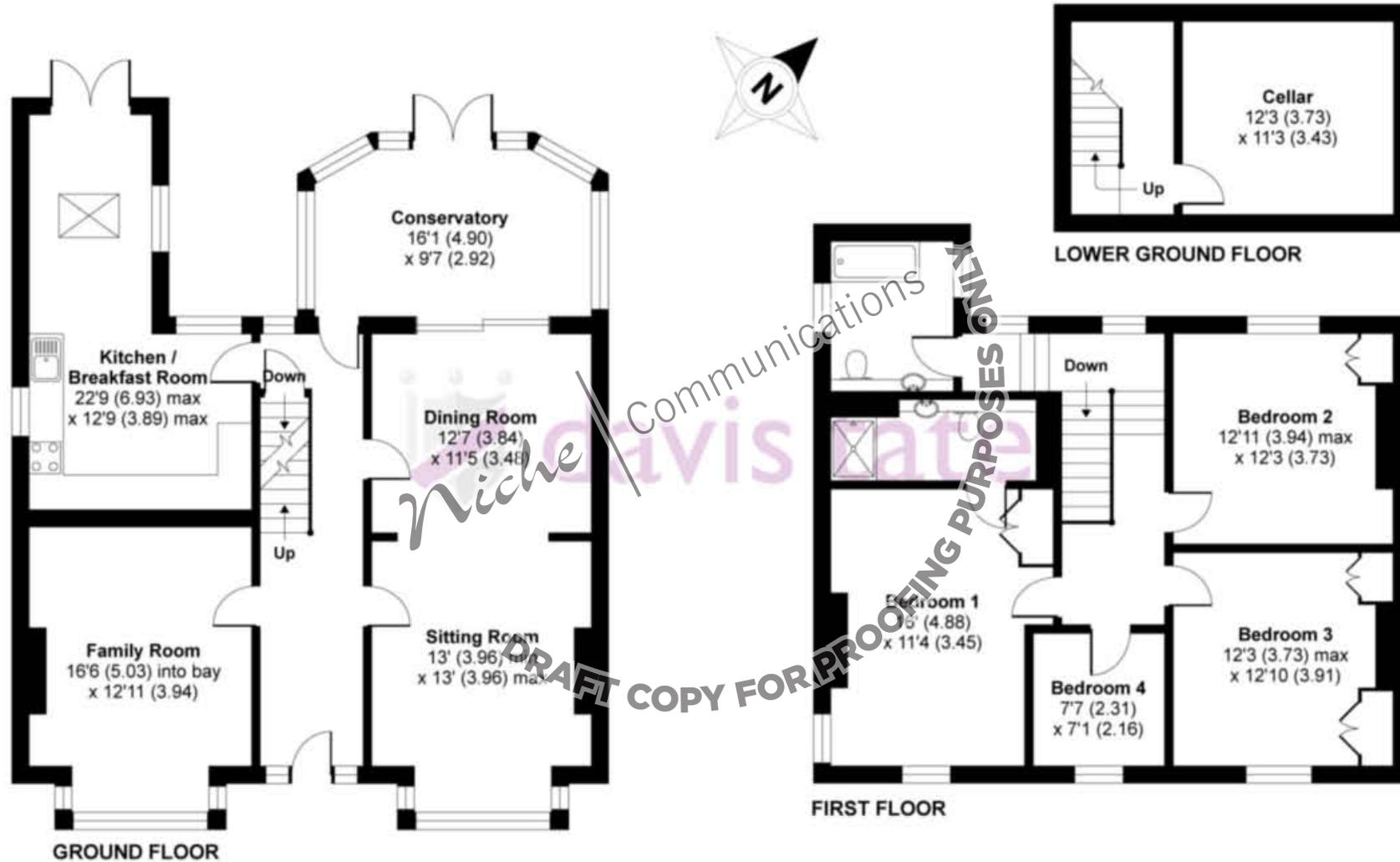
## Location

St Mark's Road is one of the most sought after residential roads in the historic riverside town Henley-on-Thames. The town has superb facilities including a Waitrose, individual coffee shops and restaurants, a fine variety of shops and is home to the world famous Henley Royal Regatta. Henley railway 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 2019. Connection to the M4 (J8/9) via the A404M is approximately 7 miles distant with access to Heathrow (22 miles) and the motorway network. Sporting facilities including a number of fine local golf courses at Henley, Badgemore Park and Huntercombe and clubs for rugby, squash, swimming and tennis. Nearby buses collect for



various 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 over the surrounding countryside and rowing and boating on the River Thames.

APPROX. GROSS INTERNAL FLOOR AREA 2188 SQ FT 203.3 SQ METRES



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.

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## Services

All mains connected. Gas fired central heating.

## Local Authority

South Oxfordshire District Council,  
[www.southoxon.gov.uk](http://www.southoxon.gov.uk).

## Directions

From the centre of Henley follow the signs for the Reading Road A4155 towards Shiplake. St Mark's Road will be found on the right. Number 46 is about half way up on the right. Post Code: RG9 1LP.



### Branch Manager

Jason Applebey, Manager of the Henley office for this property, "You'll find our office in Bell Street in Henley-on-Thames. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Jason on 01491 412 345 or email [jason.applebey@davistate.com](mailto:jason.applebey@davistate.com)

### Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "46 St Mark's Road is a classic property in one of the best roads close to Henley town centre. If you'd like more information, please just give me a call."



Contact Vanessa on 01491 313 106 or email [vanessa.townsend@davistate.com](mailto:vanessa.townsend@davistate.com)