

**B**

PHILIP  
BOOTH  
ESQ.



11 Church Street, Henley-on-Thames, Oxon RG9 1SE



# 11 Church Street, Henley-on-Thames, Oxon RG9 1SE



Situated on a highly sought after location on the edge of Henley town centre and convenient for the railway station. A charming Grade II terraced home offering well-presented living space to the ground floor and basement and benefitting from two bedrooms to the first floor.

A part-glazed front door leads into a reception room currently used as a dining room with exposed parquet flooring and fireplace with fitted cupboards within the chimney recesses.

The fitted kitchen has a good range of shaker style wall and base units with work surfaces over and an inset sink with a tiled splashback. There is an integrated dishwasher, a fitted single oven with a gas hob and hood over.

Stairs lead down to the basement.

The cosy sitting room has a painted brick chimney with fitted shelving and a high level window.

To the rear of the kitchen there is a lobby with a storage cupboard with plumbing for a washing machine and a glazed door leads to the garden.

A further door opens to the ground floor bathroom which has a three-piece white suite comprising a panelled bath with fully tiled walls and a shower attachment with glass screen, a wash hand basin and a low level w.c.

Stairs lead to the first floor.

Bedroom one is a double bedroom, which has a front aspect and a fitted wardrobe.

Bedroom two has a rear aspect and a storage over the stairs.

Outside

The east-facing rear garden is fully enclosed with panel fencing and a brick wall at the end of the garden where there is a paved terrace.

There is on street parking available in Church Street.

All mains services

Gas central heating to radiators

High speed fibre broadband available via Zzoomm.



### Living in Church Street

Church Street is a quiet residential road 0.25 miles from the town centre and railway station, which is just a 10 minute walk away. There are regular bus services to Reading and High Wycombe. Perpetual Park, home to Invesco Perpetual is just 15 minutes walk away. The River Thames is approx. 0.25 miles distant.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes (via Twyford Crossrail 2021).

If you enjoy eating and drinking, then Henley offers an excellent variety of cuisines including Italian, Thai, Mexican, Chinese and Indian close-by. The local pub is the award winning Bird in Hand.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

Reading – 7 miles  
Maidenhead M4 Junction 8/9 – 11 miles  
London Heathrow – 25 miles  
London West End – 36 miles

### Schools

Primary Schools – Trinity Primary (Ofsted - Outstanding), Sacred Heart Primary (Ofsted - Good)  
Secondary Schools – Gillotts School (Ofsted - Good)  
Sixth Form – The Henley College  
Private – St Mary's School, Rupert House School.  
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

### Leisure

River pursuits include rowing and Kayaking. The world famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, Rugby, Hockey, Football and Lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, an designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

**Tenure** – Freehold

**Local Authority** - South Oxfordshire District Council  
Council Tax Band - D





# 11 Church Street, Henley-On-Thames, Oxon, RG9 1SE

Approximate Gross Internal Area = 47.7 sq m / 513 sq ft  
 Basement = 10.5 sq m / 113 sq ft  
 Total = 58.2 sq m / 626 sq ft

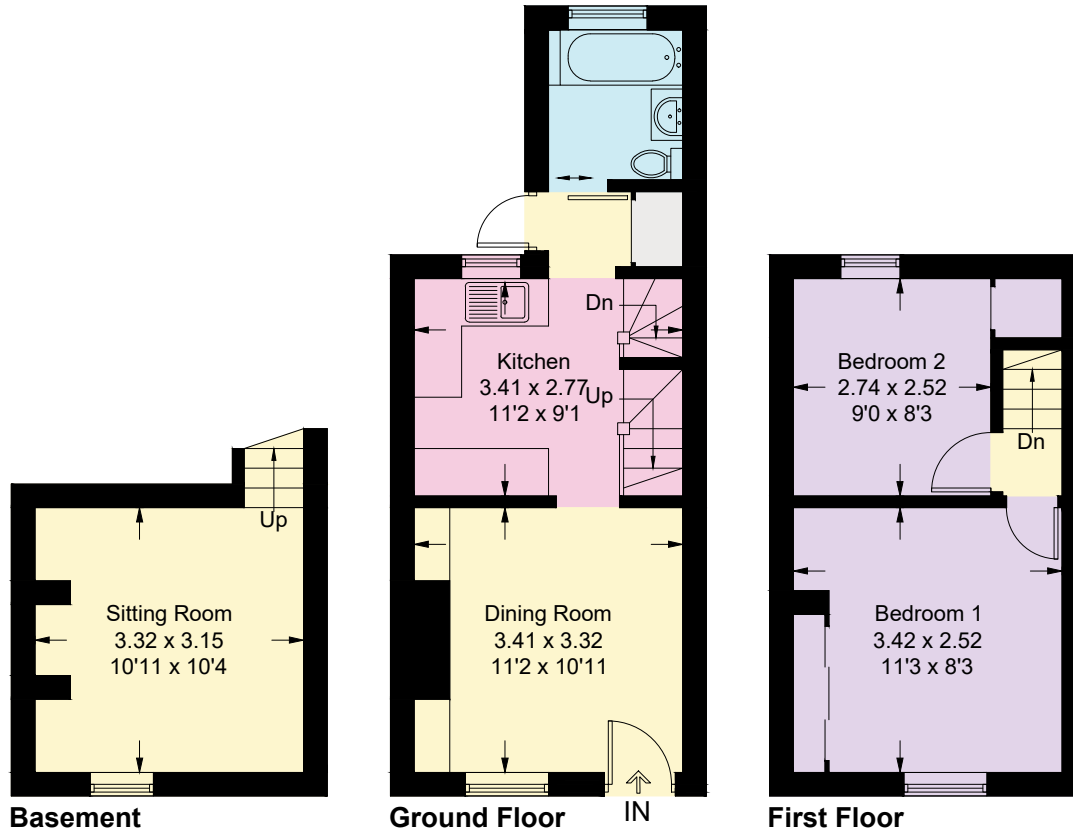


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID715503)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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Please note Philip Booth Esq Ltd has not tested the services and domestic appliances and cannot verify as to their working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. If such details are fundamental to a purchase, the purchaser/s should seek expert advice from solicitors/surveyors.