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Old Basketmakers Arms, 43 Gravel Hill, Henley-on-Thames, Oxon RG9 2EF

# Old Basketmakers Arms, 43 Gravel Hill, Henley-on-Thames, Oxon, RG9 2EF



This wisteria-clad Grade II listed cottage is located in the heart of Henley-on-Thames, just a few minutes walk from the market square, yet with the convenience of gated off-road parking, a courtyard garden and 3 bedrooms. Built in the 17th century, Old Basketmakers Arms was converted from a public house to a private dwelling in the 1970s.

Throughout, the property retains original features of timber beams, exposed bricks, latch doors and fireplaces.

The hand-painted front door opens to an entrance hall with glass roof lantern. Double doors open into a reception room. The cloakroom has a w.c. and wash-hand basin.

The sitting room has windows looking down Gravel Hill to the town. Its main feature is the Inglenook fireplace with exposed timber beam and wood-burning stove. A door opens to a staircase down to a cellar, currently in use as a home office, complete with fitted storage, desk and shelving.

The kitchen has an extensive range of modern white wall and base units with contrasting marble worktops and a peninsula breakfast bar. Inset brushed stainless steel Belfast sink with flexible spray tap. There is a Rangemaster stove with gas burners and extractor hood over, an integrated fridge/freezer, dishwasher, washer/drier and wine fridge. The flooring comprises large limestone flagstones.

The adjoining dining room has a dual aspect and French doors opening to the south-facing garden and terrace. NB. Planning permission has been granted (P19/S4504/HH) to extend this room to the width of the garden with bi-fold doors.

A staircase leads to the first floor.

The principal bedroom has a feature free-standing copper bath tub on a raised flooring. The en suite comprises a shower, w.c. and wash basin.

There are two further double bedrooms, both with cast iron fireplaces and served by a family bathroom comprising a shower cubicle, wash basin and w.c.

## Outside

The south-facing garden is split over two levels with a flagstone patio terrace with a pergola and the lower level is a brick paved patio terrace. The inner courtyard between the kitchen and dining room has herbaceous borders and plenty of natural light. A gate at the end of the garden provides quick access to the rear car parking area. There is a garden shed.

Private off-road parking is situated at the front of the property on the cobbles, as well as a second parking space to the rear of the property, accessed via a private lane.



### Living in Gravel Hill

Gravel Hill is located in the heart of the town centre, situated just off Market Place.

There is a Waitrose approximately 0.2 miles away, The Row Barge on West street and the town centre are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. 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 (via Twyford Crossrail 2021) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

### Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

**Tenure** – Freehold

**Local Authority** - South Oxfordshire District Council

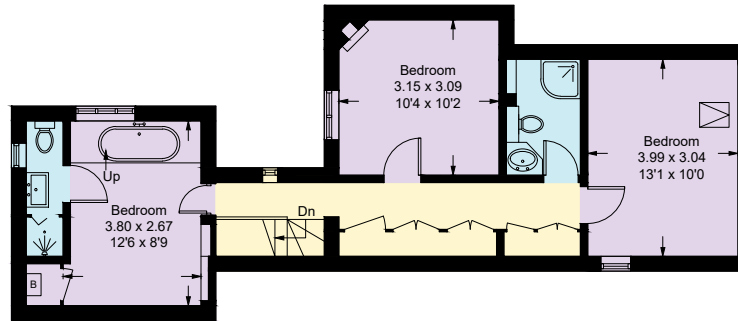
**Council Tax** - Band F

**Services** - Mains water, drainage and electricity, gas fired central heating

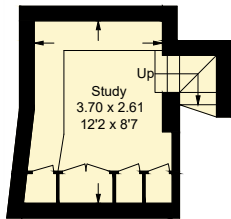


## Old Basketmakers Arms

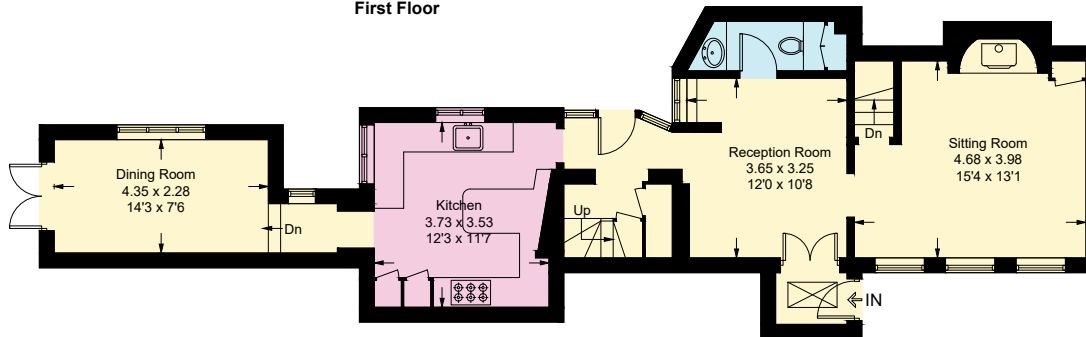
Approximate Gross Internal Area = 134.9 sq m / 1452 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID728275)



PHILIP  
BOOTH  
ESQ.

Chiltern House  
45 Station Road  
Henley on Thames  
Oxon  
RG9 1AT

Tel: (01491) 876 544  
Mob: 07795 422 284  
email: [sales@philipboothsq.com](mailto:sales@philipboothsq.com)

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