



PHILIP  
BOOTH  
ESQ.



## 34 Western Road, Henley-On-Thames, Oxon, RG9 1JN

£1,469,000

- Detached family home in need of some modernisation
- 3 further bedrooms and a family bathroom
- Kitchen/breakfast room and separate utility room
- No onward chain
- Benefitting from a detached self contained annexe
- Dining room with fireplace
- Study and separate playroom
- Principal bedroom with en suite
- Sitting room with wood burner
- Westerly facing rear garden

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
01491 876544

sales@philipboothesq.com  
www.philipboothesq.com

# 34 Western Road, Henley-On-Thames RG9 1JN

An imposing 4/5 bedroom Tudor style detached family home in need of modernisation, benefitting from an annexe and situated in an elevated position less than 3/4 of a mile from Henley railway station and within Trinity school catchment area. Flexible accommodation over ground and first floors and further detached annexe/garage, garden, large shed with undercover bbq area and gated driveway parking for several cars.



Council Tax Band: G



## ACCOMMODATION

Double gates open from Western Road to the driveway with a decorative brick block driveway providing secure parking for several cars. The vehicle access continues to the side of the house with the garage/annex located to the rear of the property.

The front door sits under a covered porch and opens into the entrance hall with an exposed wooden floor, stairs to the first floor with an under stairs cupboard.

The cloakroom has part tiled walls, an obscured glass window to the side, a low level w.c and wash hand basin.

The sitting room has a triple aspect with French doors and a window overlooking the garden, windows to the side and to the front. The exposed brick fireplace houses a log burning stove and has a large timber beam over and a tiled hearth.

The kitchen has a tiled floor, double glazed windows to the rear and a window and stable door to the side. There is a good range of fitted wall and base units with worktops over with a 1 1/2 bowl sink unit, a Rangemaster range cooker with an extractor fan above. A stable door opens to outside.

The dining room has a wooden floor, a window with a rear aspect, an exposed brick fireplace.

The inner hall has doors to the cloakroom, utility room, study and playroom/bedroom 5.

The utility room has wall and base units with a work-top over and space for a washing machine and dryer under. There is tiled flooring and walls with a window and a glazed door opening to outside.

The study has a window to the front, is carpeted, has coving and a central light point and wall light points.

The playroom/bedroom 5 also has a front aspect.

The stairs to the first floor feature a stained-glass window above. The large landing has doors opening to all bedrooms, family bathroom and loft hatch.

The principal bedroom has a double wardrobe and dormer windows to the front with rooftop views and to the rear. The en suite bathroom has a circular shower cubicle, a bath, a w.c.

with concealed cistern, a pedestal wash hand basin, tiled walls and an obscured glass window to the rear.

Bedroom 2 also has a window to the rear and has a built-in double wardrobe.

Bedroom 3 has a window to the front and a double wardrobe.

Bedroom 4 also has a window to the front.

The spacious family bathroom has a white suite comprising a free-standing roll-top bath, a shower cubicle, a low level w.c. and a pedestal wash hand basin and a window with obscure glass to the rear.

The detached double garage has been part converted into a two story self contained annexe. The entrance door to the accommodation is to the side.

The ground floor comprises a sitting room with an opening to a kitchen with a range of fitted wall and base level units with a sink and draining board. There is a fitted electric oven with a ceramic hob and extractor fan over. There is an obscured glass window to the rear, part tiled walls, a laminate flooring and space for a an American style fridge/freezer. There is also a storage cupboard under the stairs.

Stairs from the living area lead up to the bedroom. There is a single velux window to the side and stained glass window to the front. The en suite has a velux window to the side, a corner shower, low level w.c., wall mounted basin, a tiled floor and walls.

The majority of the westerly facing rear garden is laid to lawn with a retaining wall marking the edge. To the rear there is a storage shed with light and power, a covered bbq area with paved terrace. The single garage has an up and over door light and power. There is an integral door to the annexe.

## LOCATION

Living on Western Road

Western Road is a popular residential road off St Andrews Road, situated approximately 0.6 miles from Henley town centre and railway station. The property sits in the catchment area for Trinity Primary School (Ofsted Excellent) and is walking distance to Gillotts school and Henley leisure centre.

There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. The popular local pub is the Three Horseshoes with an attractive outdoor space, and

rave reviews on TripAdvisor. A short walk away is the petrol station, which acts as a useful convenience store and hosts both a Subway and a Greggs bakery concession, and the ever popular Smarts Fish Bar is also located on Reading Road.

Henley has a Waitrose supermarket and a host of independent shops and boutiques within the bustling town centre, where there is a weekly market. In addition there is a 3 screen cinema showing the latest films and the historic Kenton Theatre. Further out of town towards Reading is the Tesco superstore.

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 fast train or via Crossrail / Elizabeth Line) 55 minutes, and to many further destinations via Reading.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Trinity Primary School, Sacred Heart School

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Local Independent – St Mary's School, Rupert House School in Henley. The larger schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

#### Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various river pursuits on the River Thames include the world famous Henley Royal Regatta followed by The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave.

There is Golf at Henley Golf Club and Badgemore Park Golf Club. You'll find superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

#### Tenure – Freehold

Services - mains gas, electricity, water, drainage, Zoomm broadband

Local Authority - South Oxfordshire District Council

Council Tax - Band G





**Western Road, Henley on Thames, RG9 1JN**

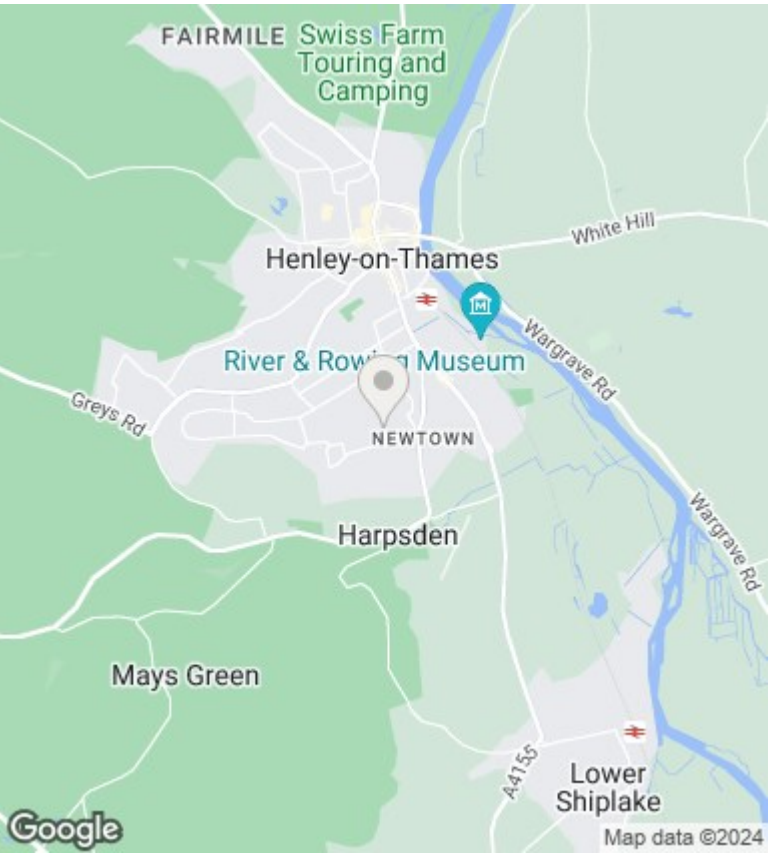
Approx. Total Area: 266.5 m<sup>2</sup> ... 2868 ft<sup>2</sup> (excluding garden room, sheltered dining area, porch)  
Includes Annexe Ground Floor, Annexe First Floor and Garage

Total Area of House Only: 201.6 m<sup>2</sup> ... 2170 ft<sup>2</sup>

Total Area of Annexe Building including Garage Only: 64.9 m<sup>2</sup> ... 698 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Directions**

From our office in Station Road, turn left at the traffic lights at the junction with Reading Road. Take the third turning on the right into St Andrews Road. Continue over the crossroads with Vicarage Road and turn first left into Western Road. Continue past Cromwell Road on the right and Western Avenue on the left, where the property will be found on the right hand side.

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>73</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	