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86 St. Marks Road, Henley-On-Thames, Oxon, RG9 1LW

- An imposing Edwardian double-fronted detached home
- Dining room with fireplace
- Separate utility room
- Mature gardens and a detached garage
- Entrance hall, study and cloakroom
- Garden room with doors to the garden
- Basement Cinema room
- Drawing room with fireplace
- Fitted Neptune Kitchen breakfast room
- 5 double bedrooms & 4 bathrooms

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86 St. Marks Road, Henley-On-Thames RG9 1LW

An elegant 5-bedroom Edwardian double fronted detached home situated in one of the most popular residential roads in Henley, just 0.75 miles from Henley railway station within the Trinity primary school catchment area. Presented to a very good standard throughout, the property features a modern kitchen and bathrooms, fabulously proportioned rooms over four floors, with high ceilings and views over the town and local countryside from the upper floors. There is off-road parking for several cars, a detached garage with useful storage and mature gardens front and rear.



Council Tax Band: G



ACCOMMODATION

Three stone steps lead up to the impressive entrance with a glazed front door opening into the entrance porch with a ceramic tiled floor. The light and spacious entrance hall sets the tone for the rest of the house with its high ceiling, picture rails, decorative cornicing and a broad staircase to the first floor.

The drawing room has a large double bay window and a further sash window to the side. The open fireplace has a granite hearth and white marble surround. Original features include a ceiling rose, picture rail and decorative cornicing.

The dining room is a similar size to the drawing room, again with a large double bay window to the front. There is an engineered oak wood floor, decorative plaster mouldings and an open fireplace with a granite hearth and stone surround.

A particular feature of the house is the large kitchen/breakfast room which has flagstone ceramic tiled flooring. There is an extensive range of Neptune solid timber wall and base units with pelmet lighting, polished stone worktops and a central island. There is a built-in Neff double-oven with a pull out plate warmer, an integrated dishwasher, an induction hob with an extractor fan over and a double Belfast sink. There are two large double-glazed sash windows to the side. An archway opens into the breakfast room with an additional double-glazed sash window and doors to the utility and garden room.

The utility room has further kitchen units and work surfaces with plumbing for a washing machine, space for a dryer and a gas fired condensing-boiler, providing central heating and hot water. There is a stainless steel sink, two small windows to the side and rear and a dog flap with access to the rear garden.

The cloakroom has a low level w.c. a wash hand basin with tiled splash back and wall and ceiling lights.

Stairs lead down to the basement cinema room with two light wells, built in storage and spot lighting. It is the perfect size for a large sofa and currently there is a projector and screen on the wall.

The spacious garden room is a hardwood double-glazed structure and is another particular feature of the property, with French doors opening to the rear garden patio terrace, travertine flooring, a Clearview log burner and underfloor heating, making it a cozy, light, relaxing space usable all year round.

The study is located close to the front door with a sash window and built-in storage cupboards.

A broad staircase leads from the entrance hall up to the first floor with a half landing and large sash window above providing views over Henley and to the Chiltern Hills beyond. From the galleried landing there are doors opening to four bedrooms and the family bathroom.

The principal bedroom has a large bay window to the front with rooftop views down St Marks Road, a central light point with ceiling rose and a picture rail. The en suite bathroom has a white panel-enclosed bath, a low level w.c. and a vanity wash hand basin. The walls are tiled to dado level and there is an obscured glass sash window to the side.

The guest bedroom has a double bay window with a front aspect, central light point and ceiling rose, a built-in wardrobe and an en suite shower room with a walk in shower, with white wash hand basin and a low level

w.c. The walls are part tiled with spot lighting and a heated towel rail.

Bedroom 3 has a sash window to the side, built in wardrobes, a picture rail and central light point with ceiling rose.

Bedroom 4 has a window facing onto Green Lane and a fitted wardrobe.

The family bathroom has a modern white suite comprising a panel enclosed bath, a walk-in shower, a low level w.c and vanity wash hand basin. There is a tiled floor with electric underfloor heating and a heated towel rail.

Stairs lead to the second floor, opening out into an area currently used as a large home office.

A window at the top of these stairs and four Velux windows to the side provide far-reaching views over and the Chilterns Henley. The multiple windows make this space nice and bright creating a perfect working area.

A door opens to bedroom 5 which has a sash window to the front, built-in wardrobes and wall mounted lights. The en suite bathroom comprises a panel-enclosed bath with hand-held shower, a low level w.c., a wall mounted basin and a laminate floor. Agents note: By combining this spacious en suite double bedroom with the large open area at the rear of the house, the top floor could also potentially be used as a comfortable self-contained living space, ideal for an au pair or lodger.

Outside

The attractive private rear garden has an extensive York stone paved patio terrace, which runs across the rear of the house and garage creating the perfect space for alfresco summer dining. The majority of the garden is laid to lawn with mature shrub borders. The garden is enclosed by wooden panel fencing and there is access to the front of the house via a gate between the house and the garage. A side passage to the other side of the house leads to a wooden lean-to shed equipped with light and power currently used for housing bikes, tools and garden equipment.

To the front the gravel drive provides ample parking for several cars and a pleasant view of this impressive double bay fronted Edwardian gem. There is a mature shrub bed running along the right hand boundary and an additional area of lawn to the front of the house with further mature shrubs and small trees.

LOCATION

Living in St Marks Road

St Marks Road is a very popular and residential road to the west of Henley town centre. Henley Station is approximately 0.75 miles away.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre 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. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley railway station has links with London Paddington via Twyford - both mainline and

Elizabeth Line services to and through London.

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 Catholic Primary School

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Private – St Mary's School, Rupert House School,

Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, The Oratory Woodcote. Buses provide student transport to the Abingdon schools.

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 are available on the Thames, and the world famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

Services - Mains gas, electricity, water, drainage

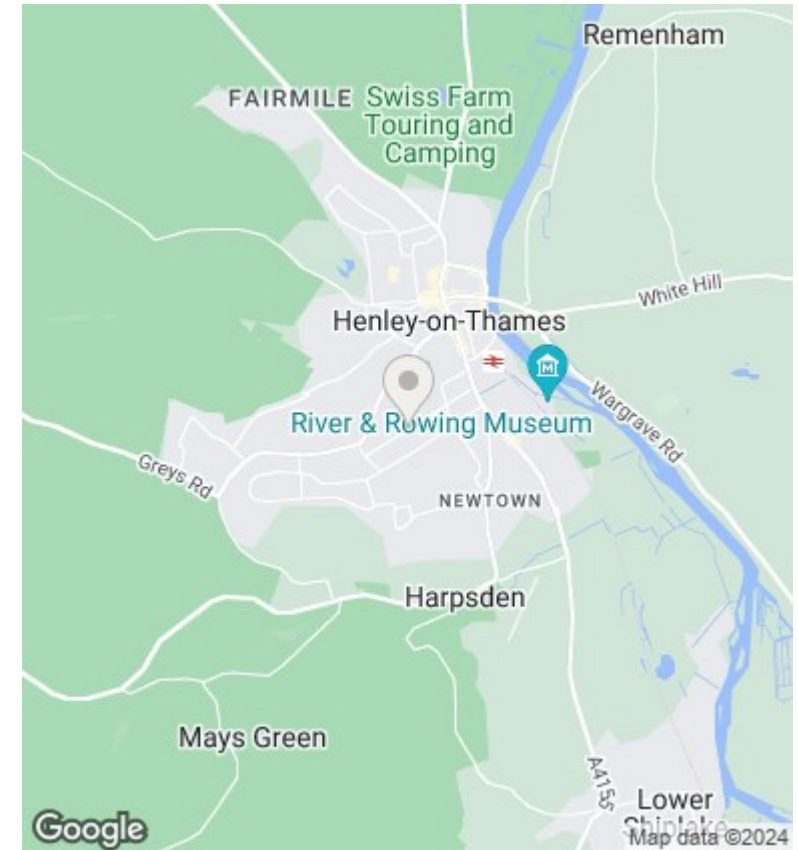
Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band G







Directions

From our office in Station Road, turn left into Reading Road. Take the 2nd right turn into St Marks Road. Continue over the crossroads and continue up St Marks Road to the top where the property will be found on the right-hand-side at the junction with Green Lane.

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		73
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	