

B**PHILIP
BOOTH
ESQ.**

67 Kings Road, Henley-On-Thames, Oxon, RG9 2DN

£1,195,000

- Elegant refurbished 3-bedroom townhouse in Henley town centre
- First floor open-plan living/kitchen/dining with large dual-aspect windows
- Lavish marble bathroom
- No onward chain
- Finished to a high specification
- Second floor luxurious principal bedroom with dressing room
- Private rear patio garden with raised beds and planting
- Ground floor bedroom suite with bathroom and access to garage
- Further double bedroom
- Integral garage and off-road parking

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This newly refurbished and extended 3-bedroom townhouse in Henley town centre has been lovingly modernised from an original 4-bedroomed property. The spacious accommodation features an open-plan kitchen/dining/living space with a bright bay window and French windows to the rear. Sumptuous principal bedroom suite with bespoke dressing room. High-specification finishes. Enclosed rear patio garden with raised beds. Featuring a garage and off-road parking for 2 cars. Ideal lock-up and leave.



Council Tax Band: F



ACCOMMODATION

Through a distinctive solid wooden front door, painted a vibrant green, and into the front hallway, with its attractive panelled finish with geometric patterned decoration. There is a coat cupboard and under-stairs storage. Oak wooden flooring leads along a corridor to the ground-floor bedroom suite. This is a very large room finished with wooden panelling, with a living area featuring a glass roof light and fitted cabinets, which leads, via Aluminium bifold doors, out onto the patio garden. An en-suite bathroom features a shower, w.c. and wash hand basin in a cabinet, with a heated towel rail and Porcelanosa wall tiles. Pocket doors lead into the former garage, which has been set up as a gym, hobby and storage area, fully decorated with black and white floor tiles, and with lighting. The room is also suitable for storing a vehicle.

Up the elegant, carpeted staircase to the first-floor living area, with a useful storage cupboard at the top of the stairwell. The large open-plan living area is dominated by a bright bay window to the front with fitted wooden shutters, and a feature bookcase which divides the room from the stairs to the second floor. Solid oak floors are spread across the space, from the living area into the kitchen/dining space - an open and bright modern kitchen with quartz worktops, a bespoke fitted solid wood kitchen with hand-painted shaker-style wall and base units, a stainless steel sink with Quooker tap feature, 2 integrated Miele fridge-freezers in a bespoke dresser, an electric combination Miele oven and a traditional electric oven, an integrated dishwasher, and a Miele induction hob with extractor hood over. The kitchen splash-back is a vintage mirrored glass finish. From the kitchen/dining space, bespoke double doors open out overlooking the rear glazed rooftop and garden.

From the first floor, carpeted stairs lead up to the second-floor accommodation, with another useful storage cupboard at the top of the stairs. The principal bedroom was converted from 2 bedrooms, creating a large new bedroom with solid oak floors and a broad bank of windows to the front. This impressive room features a fitted American Oak and velvet bedhead, with mirrored panels to each side. There are

integrated cupboards, as well as a large area of bespoke oak and shagreen vegan leather mirror-fronted dressing room cupboards with internal lighting; and an integrated dressing table in front of a window. Oak media unit further compliments the spacious room which is lit by a pair of chandeliers.

The third double bedroom has a window to the rear and features built-in cupboards and oak wooden flooring.

The family bathroom is a beautiful bright room featuring floor-to-ceiling white marbled Porcelanosa tiles, with a shower over bath, low-level w.c., a wash hand basin in a Carrera marble vanity cupboard unit, windows with privacy glass and a fitted blind.

Agent's note:

The ground floor of the property has been soundproofed. The pitched roof was recently completely replaced and insulated. There is Cat 6 cabling throughout, so the wifi is strong on each floor. As part of the renovation and plumbing works, a Honeywell home control system has been installed to remotely manage the boiler and underfloor heating system via independent zones.

Outside

The rear patio garden can be accessed via bifold doors from the ground floor accommodation. It has a Mandarin Stone floor and has been newly fenced and planted. Raised beds have been rendered to match the brickwork at the rear of the property.

The front of the property is a concreted driveway, fringed with mature shrubs for privacy.

LOCATION

Living in the Town Centre

Kings Road is located within the town centre, a short walk from the shops and the

River Thames. Henley has a wide selection of shops, including a Waitrose Supermarket, many boutique and independent retailers and producers, cafés, a thriving dining scene, a cinema, and a theatre.

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 mainline services and the Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Reading - 7 miles; Maidenhead M4 Junction 8/9 - 11 miles;

London Heathrow - 25 miles; London West End - 36 miles

Schools

Primary - Trinity, Scared Heart

Secondary - Gillotts; 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 Henley Royal Regatta takes place in July, followed by the Henley Festival and Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club.

Local Authority South Oxfordshire District Council

Council Tax Band F

Services Mains Gas, Electric, Water and Drainage. Ultra-fast broadband is available via "Zoomm", and super fast via BT.



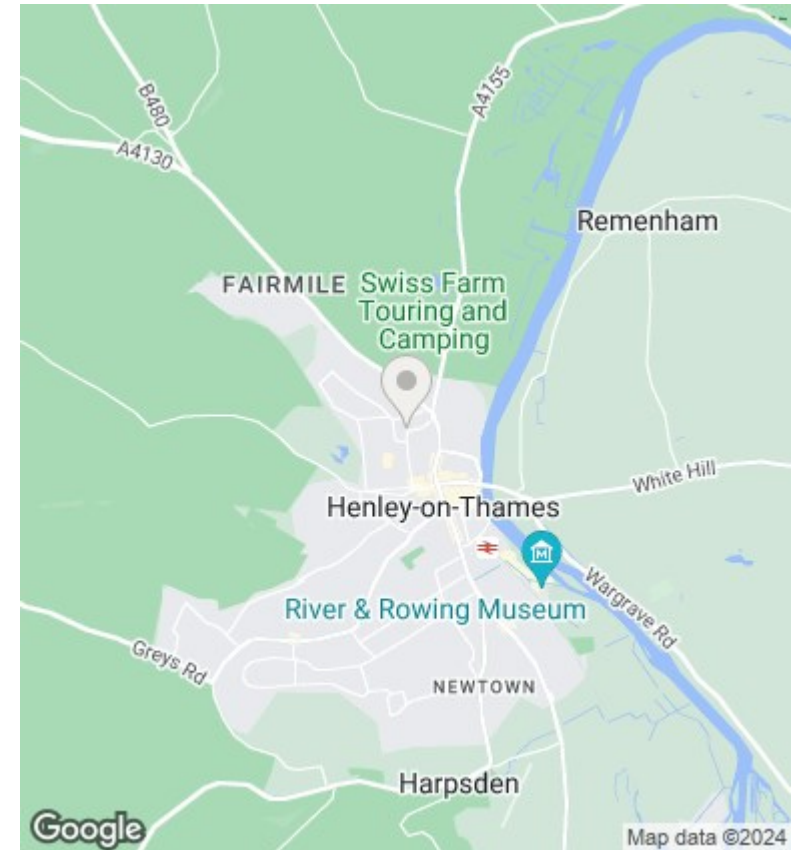


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Approx. Total Area: 166.1 m² ... 1788 ft² (excluding flat roof)



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 offices in Station Road, turn right at the traffic lights into Reading Road. Continue into Duke Street and across the crossroads in the centre of town into Bell Street. At the mini roundabout turn left into Kings Road, where the property will be found set back from the road on the right just past Baronsmead.

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) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	