



PHILIP  
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## 9 Boughton House, Green Lane, Henley-On-Thames, Oxon, RG9 1LR

£1,100,000

- Luxurious penthouse apartment in excellent condition
- Modern fitted kitchen with island and rooflight above
- 2 further double bedrooms, and a dining room with potential as a bedroom
- Gated parking - 2 allocated spaces
- Spacious accommodation with 3/4 bedrooms
- Generous storage through utility laundry room, storage cupboards and eaves storage
- Family bathroom
- Large sitting room with high ceilings and feature display wall
- Principal bedroom suite with en suite and fitted wardrobes
- Set in a quiet elevated location, a 15 min walk to Henley town centre

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# 9 Boughton House, Green Lane, Henley-On-Thames RG9 1LR

A purpose built 3-bedroom penthouse apartment situated approx 10 minute walk to Henley town centre and railway station. Occupying the whole of the 2nd floor and benefiting from a spacious reception room, a fitted kitchen with roof lantern and a principal bedroom with en suite. Parking for 2 cars and communal grounds.



Council Tax Band: F



## ACCOMMODATION

Boughton House is a purpose-built development of just 9 apartments, situated under a mile from Henley town centre and the railway station.

The property was built in 2006 and is situated in an acre of private gardens behind electric gates. The penthouse is over 2,500 sq ft occupying the whole of the top floor, with many skylights making it a bright space, with large rooms and views in all directions. Finished to a high standard, with plenty of useful storage, it is being sold with no onward chain.

The communal hallway has a secure entry system and stairs leading to the top floor and the wooden front door. There is a small lobby and a further to into the entrance hall. Doors open to all the principal rooms with a skylight above. The floor is tiled with some underfloor heating, and there is an entry phone system providing secure access to the visitors to the property.

Double wooden doors open into the impressive 30ft reception room, which has dual-aspect rooftop views and a vaulted ceiling. On one wall there is extensive illuminated display shelving - a real feature of the room. The space is open and bright, with three windows and two skylights; and the floor is carpeted.

There is an easy transition through to the kitchen/breakfast room, with a tiled floor, high ceilings and a fabulous roof lantern set into the ceiling above the large island unit. The island has a breakfast bar with cupboards beneath and a granite worktop. The fitted kitchen has wall and base level cabinets in a dark wooden finish, with integrated double ovens, a double stainless steel sink, an induction hob and extractor fan over. There is space for a dishwasher and a large recess for an American-style fridge freezer. The kitchen has doors to a large walk-in pantry, a further cupboard currently houses the washing machine and useful eaves storage running the length of the room.

The dining room has a vaulted ceiling, with two Velux windows. wooden flooring, with wooden built-in cupboards at the end of the room and recessed spotlighting. This could also be used as a further bedroom or a home office or a further reception room.

The principal bedroom suite is an elegant and generous space, with a walk-through dressing area with sliding doors, and an en-suite with a large shower, a w.c., a vanity wash

hand basin, tiled floor and walls, and a heated towel rail. The carpeted double bedroom features a Velux window and has windows overlooking the front and side of the property, eaves storage and a central light point.

Bedroom 2 is a double that has two Velux windows to the side, a built-in wardrobe and shelving and is carpeted.

Bedroom 3 is a double located to the back of the property with a window overlooking the gardens, an in-built double wardrobe, carpeted, spot lights and wooden panelling on one wall.

The family bathroom has a tiled floor and partially tiled walls, with a w.c. and vanity hand wash basin and shower. There is a heated towel rail, spotlighting and a Velux window.

There is also an airing cupboard which houses the hot water tank and provides further storage.

## Outside

The building sits within grounds of approximately half an acre with ample car parking for residents and visitors. The well-maintained gardens have areas of lawn, mature shrubs and raised beds with mature trees providing a degree of privacy. The house feels tucked away from the main road, yet sits in an elevated position, looking down over the town.

## LOCATION

Green Lane is situated approximately 0.5 miles to the west of Henley town centre and Henley railway station, and is ideally located within walking distance of local amenities and popular schools for all ages. There is a regular bus service to Henley town centre with bus stops on Greys Road.

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

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 and M40 motorways giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington - in approx 55 minutes via connections at Twyford to the Elizabeth Line and mainline train services.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Trinity Primary, Sacred Heart Primary

Secondary Schools – Gillotts School

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, river moorings in Henley. 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, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure – Share of Freehold (Boughton House Ltd)

Local Authority - South Oxfordshire District Council

Council Tax Band - F





## 9 Boughton House, Henley-on-Thames, Oxon RG9 1LR

Approximate Gross Internal Area = 241.9 sq m / 2603 sq ft  
(Excluding Eaves Storage)

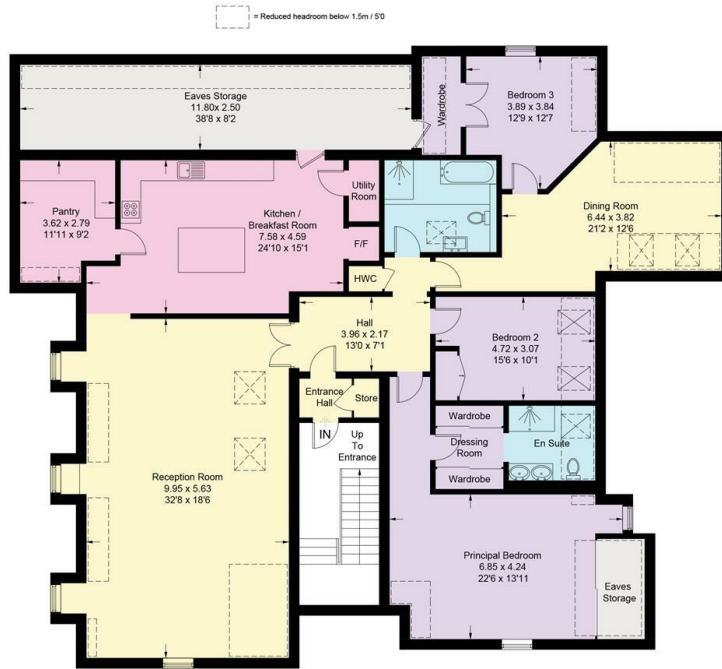
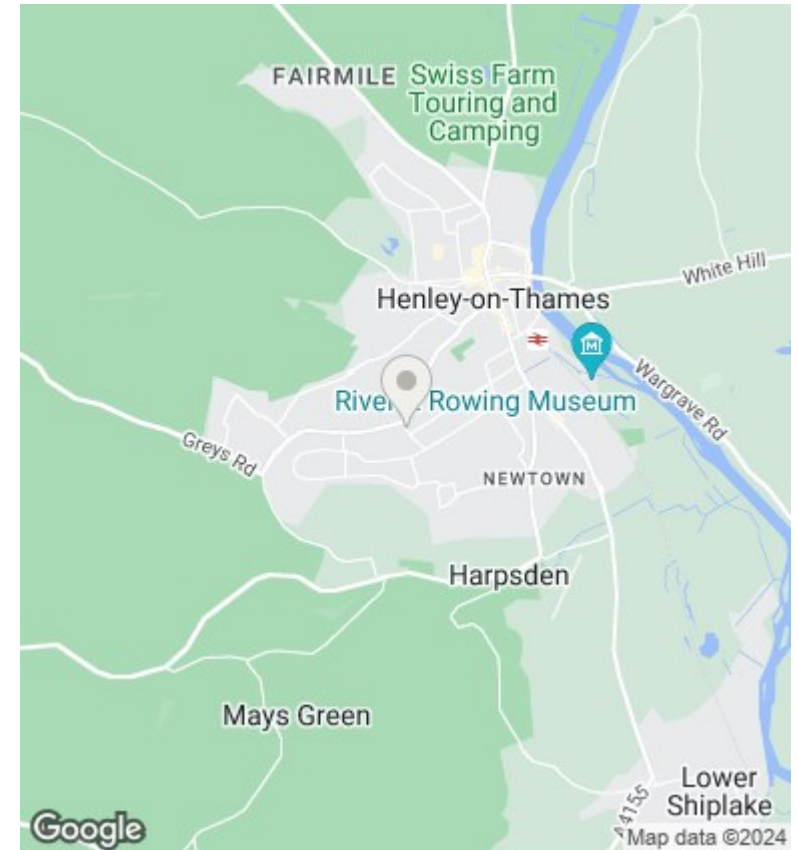


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057872)



## Directions

From our office in Station Road, at the traffic lights 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. Turn right into Green Lane and the entrance to Boughton House will be found on the left.

## 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>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</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	