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ESQ.



14 St. Marks Road, Henley-On-Thames, Oxfordshire, RG9 1LJ

£1,300,000

- A most attractive 4-bedroom bay-fronted semi-detached home
- Utility laundry room and cloakroom
- 2nd Floor - Further double bedroom and bathroom
- Close to good local schools
- Just 5 mins walk to the railway station
- Fabulous open-plan kitchen / living space
- Landscaped rear garden with detached home office studio
- Sitting room with a wood-burning stove
- 1st Floor - 3 double bedrooms and a bathroom
- Off-road parking with EV charger

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14 St. Marks Road, Henley-On-Thames RG9 1LJ

A most attractive 4-bedroom bay-fronted semi-detached home, situated just 5 mins walk from Henley railway station. The property benefits from a fabulous open-plan kitchen and dining room with bi-folding doors opening to the rear garden, a full loft conversion creating a bedroom and bathroom. A landscaped rear garden contains substantial home office/summer house with adjoining garden store. Off-road parking.



Council Tax Band: F



ACCOMMODATION

The red brick front elevation includes ornate decorative brick friezes on first floor and beneath the fascia.

A recessed entrance porch with traditional style front door with stained glass feature window above opens into the entrance hall with timber flooring and a staircase to the first floor and an under-stairs storage cupboard.

The sitting room has a bay window with fitted plantation shutters, high ceilings with a ceiling rose, a working fireplace housing a wood-burner sat on a black slate hearth. There is shelving and cupboards to either side within the chimney recesses.

The cloakroom has a white suite comprising a w.c. and wash hand basin, a window, a towel rail and spotlights.

Sliding pocket doors from the cloakroom open to a large 'hidden' utility room with plumbing for a washing machine, tumble dryer and plenty of storage shelves.

The magnificent open-plan kitchen / dining / family room spans the full width of the property, with engineered timber flooring and bi-folding doors opening to the rear garden. The kitchen has an extensive range of navy blue matt wall and base units, including a central island with soft closing drawers and cupboards and contrasting white Quartz composite worktops over, with inset 1 and 1/2 bowl stainless steel sink. A 6-ring Fisher and Paykel induction hob with light fixture over, integrated Siemens double electric oven, Siemens dishwasher, wine fridge and space for an American-style fridge freezer with wine rack above. On the facing wall there is further storage by way of floor-to-ceiling cupboards with deep shelved storage.

The dining area has a vaulted ceiling with four Velux windows with remote-control, and bi-folding doors across the full width opening onto the patio.

Carpeted stairs lead up to the first floor.

The Principal bedroom is a large double with a bay window to the front with plantation shutters.

Bedroom 2 is another double bedroom with a window overlooking the rear garden.

Bedroom 3 is a double bedroom, with windows on dual aspects and a wall of fitted wardrobes.

The family bathroom has a white suite comprising a panelled bath with rainfall shower over and additional hand wand, a w.c. and a wash hand basin with mirrored unit over and cupboard under, spotlights and a window with plantation shutters.

Carpeted stairs lead up to second floor, with extensive loft storage on the half landing and a Velux window.

Bedroom 4 is a double with eaves storage to either side and fitted wardrobes. A large Velux overlooks the rear garden.

The shower room has floor-to ceiling tiled walls, a walk in shower with glass screen with a rain shower over, a heated towel rail, w.c., wash hand basin with mirror over.

Outside

To the front of the property there is driveway parking and a side access gate leading to the rear garden. An 'Ohme' electric vehicle charger has been installed, for convenient off-road charging of an EV.

The rear garden has an extensive patio with raised borders and steps up to the lawn with mature shrubs and fruit trees to either side. Brick walling and panel fencing mark the boundaries. At the end of the garden there is a fully insulated home office providing a year-round workspace or gym space, with an electric panel heater and French doors out to the garden. Adjacent to the office space there is a good size garden shed.

LOCATION

Living on St. Marks Road

St. Marks Road is a sought after residential road situated just a short level walk from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley town centre has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3 screen cinema and a historic 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 on both the Elizabeth Line and the Great Western mainline service.

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

N.B. School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club and Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band F







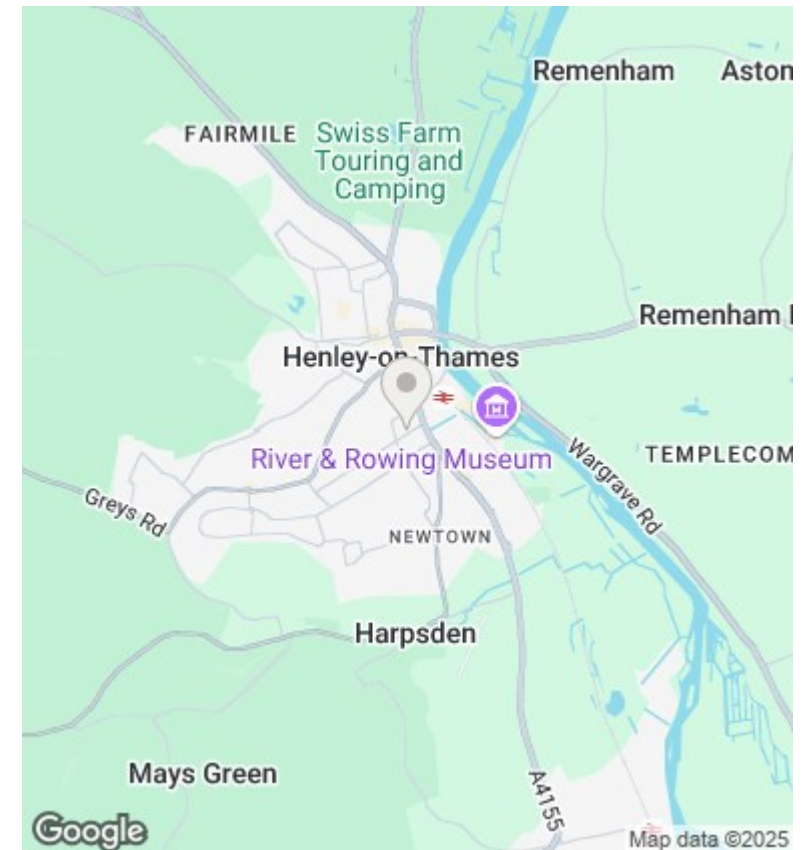
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions

From our office in Station Road, turn left into Reading Road. Take the 2nd right turn into St Marks Road 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) A	66	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		