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ESQ.



## 63 Vicarage Road, Henley-On-Thames, RG9 1JU

£850,000

- Refurbished and extended 4-bedroom home
- Purpose-built studio / gym
- Loft conversion in use as bedroom 4
- Walkable to the train station and town centre
- Open-plan living with multiple reception rooms
- Attractive principal bedroom with en suite
- Enclosed landscaped garden with deck, patio and mature planting
- Separate laundry utility room, and a lobby cloakroom side entrance
- 2 double bedrooms and family bathroom on first floor
- Off-road parking for 3 cars

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# 63 Vicarage Road, Henley-On-Thames RG9 1JU

A spacious 4 double-bedroom semi-detached home in good condition, recently extended. With open-plan living, multiple reception rooms, a laundry utility, a study / home gym, an attractive enclosed rear garden and off-road parking for 3 cars.



Council Tax Band: D



## ACCOMMODATION

This beautifully presented 4-bedroom semi-detached property has been modernised and extended, offering driveway parking, a private rear garden, open-plan kitchen/dining room, 2 further reception rooms, a downstairs w.c., cloakroom, utility and an en-suite shower room. It is approximately 0.5 miles to the town centre and train station.

The entrance porch leads through a part-glazed UPVC front door into a hallway, and on to the sitting room which features a wood-burner in a brick hearth with wooden mantelpiece. This is a bright room with windows on 2 aspects, hard wood flooring and a door to the open-plan kitchen/diner.

This lovely open-plan space is perfect for family gatherings and has French doors that open out to a raised deck area. The dining space is large enough to accommodate an 8-seater dining table and chairs, and features a panelled side wall and wooden floors. The kitchen has painted wooden wall and base units, and a tiled floor with electric underfloor heating. There is an integrated fridge, space for a free-standing range cooker with 3 ovens and a gas hob, space for a dishwasher, and a 1 1/2 bowl sink with a shower hose tap attachment, underneath a window to the front.

Reached from the dining room is the utility laundry room with Amtico flooring, fitted wall and base units for added storage, space for a free-standing fridge-freezer, space for a washing machine and tumble dryer, and a stainless steel 1 1/2 bowl sink with a window to the rear garden. There is a w.c.. A side entrance lobby doubles as a useful cloakroom with Amtico flooring and ample storage units. Beyond this a versatile family room has Amtico flooring, with high ceilings, and features a broad expanse of bi-fold doors onto the patio and garden. The property also includes an integrated gym / studio space, accessible via the rear garden, offering flexible ancillary space.

Up the carpeted stairs to the first floor landing.

The spacious principal bedroom has berber carpeting, contemporary wood panelling behind the bed, and space for free-standing wardrobes. It offers views across the valley. This bedroom boasts an en-suite shower room with a side window, floor-to-ceiling tiles, a w.c., sink unit with drawers, a heated towel-rail and a walk-in shower.

Bedroom 2 is a carpeted double with a window to the front aspect.

Bedroom 3 is a carpeted double with a window to the front aspect and a fitted wardrobe.

The family bathroom features metro-style tiling, a bath with shower over, a wash hand basin in a cupboard, a w.c. and a heated towel rail, with a window to the rear.

Bedroom four, a loft conversion, is a bright space with dormer windows and views across the valley.

The property is complemented by a beautiful south-east facing garden, featuring a raised decked seating area with awning, mature raised beds, a well-maintained lawn and paved patio. This home offers a perfect blend of comfort and style, making it an ideal choice for modern family living.

## LOCATION

Vicarage Road is a very popular residential road, approximately a 1/2 mile away from Henley town centre and railway station.

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 Station has direct links with London Paddington via Twyford mainline or Elizabeth Line services into the City and Canary Wharf.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

#### Schools

Primary Schools – Sacred Heart, Valley Road and Trinity are close by.

Secondary Schools – Gillotts School (OFSTED Outstanding)

Sixth Form – The Henley College

Independent Prep Schools – St Mary's School, Rupert House School in Henley  
Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey and boys and girls schools in Abingdon

#### Leisure

Henley Leisure Centre is located next to Gillotts School approximately 1/2 mile away, and has a swimming pool, sports hall, squash courts and a gym. Phyllis Court private members club is located on the banks of the river, and beyond the club activities, it features a private gym, indoor swimming pool and several tennis courts. Various River pursuits on the Thames and the world famous Henley Royal Regatta. The Henley Festival of Arts. 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, sewage, water

Broadband - super-fast and ultrafast fibre available to the premises.

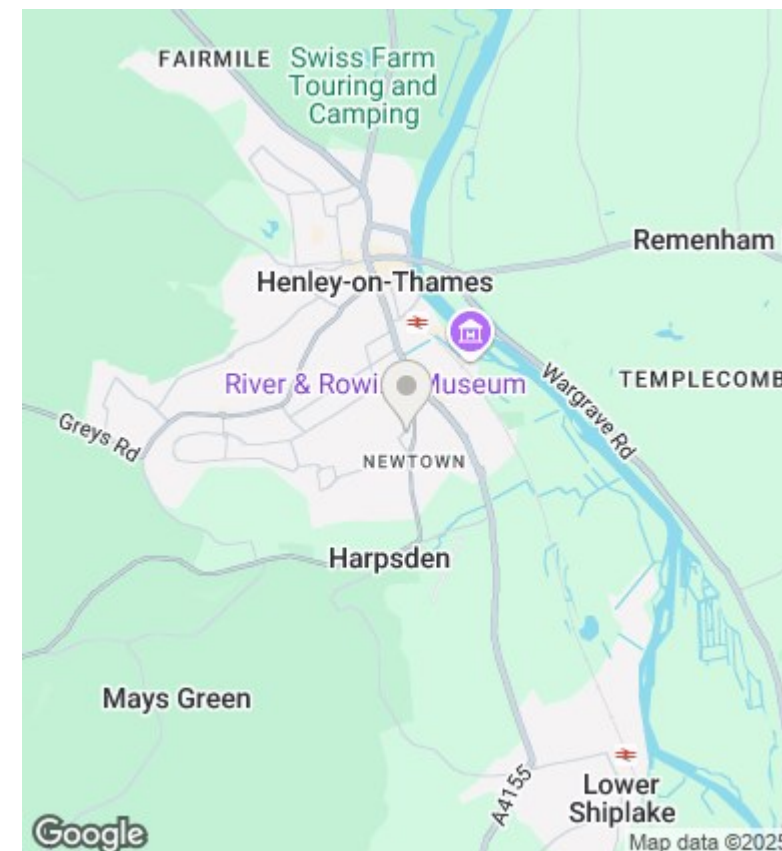
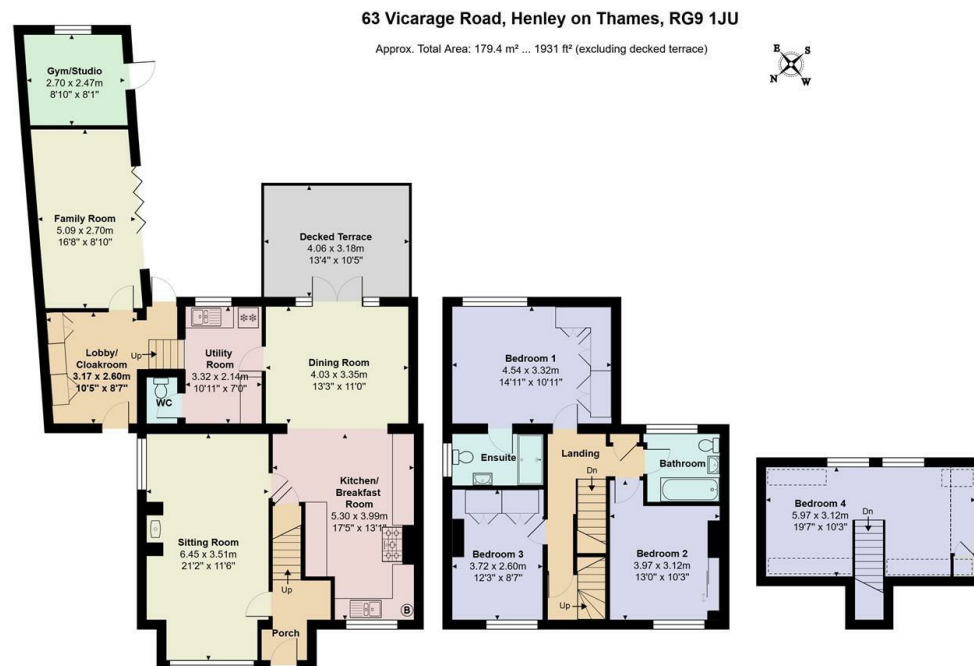
South Oxfordshire District Council

Council Tax Band D









## Directions

## 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>		
(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		
	67	76
EU Directive 2002/91/EC		
England & Wales		