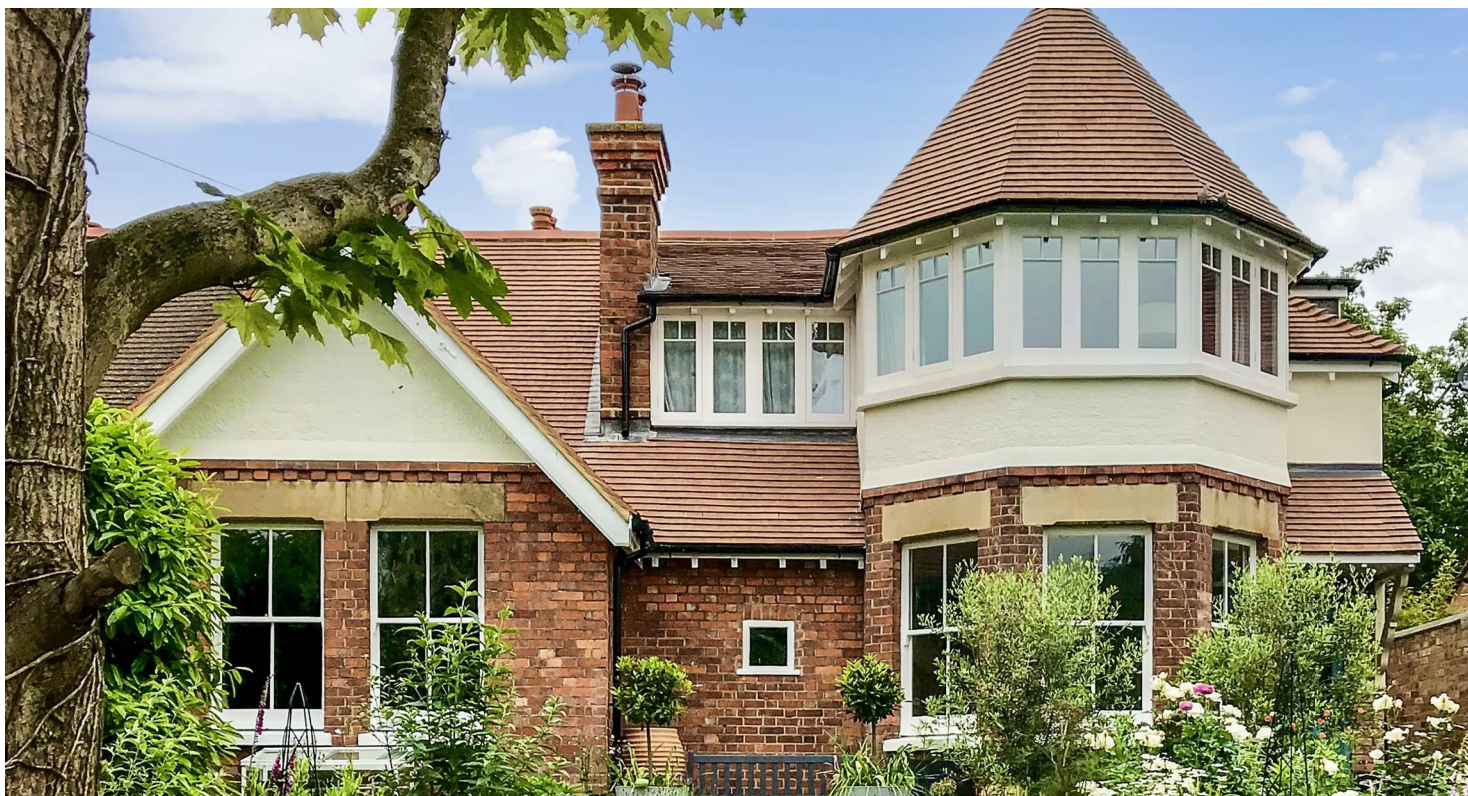




22 Western Road, Henley-On-Thames, RG9 1JL

£1,500,000

- Elegant refurbished and extended Edwardian home
- Open-plan living in the kitchen
- Soundproofed, networked, re-wired and re-plumbed
- Off-road parking for 2 cars
- Elevated position set back from quiet road, .5 mile to town centre
- 2 further reception rooms and a study
- Attractive landscaped rear garden with patio
- High-end finishes, original features and modern additions
- 3 double bedrooms and 1 single, with 2 bathrooms
- 80ft front garden with mature planting

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22 Western Road, Henley-On-Thames RG9 1JL

A bright and elegant 4-bedroom semi-detached Edwardian home, with a distinctive turret, set in an elevated position on a tree-lined residential road. Extensively refurbished and extended, featuring open-plan family room and live-in kitchen, 3 further reception rooms, separate boot room. Principal bedroom suite, 3 further bedrooms and family bathroom. Landscaped rear patio garden. Generous 80ft garden to the front. Off-road parking for 2 cars. 12 min walk to the railway station.



Council Tax Band: G



ACCOMMODATION

Western Road is a delightful tree-lined road on the residential southern edge of Henley. The house is set well back from the road, with a private gate into the gravel driveway and parking for 2 cars. A picket fence with a pedestrian gate opens into a lawn with slate path that winds through a long and charming lawned garden, and up to the front of the property. The part-glazed wooden front door is set to the right of the property, and opens into a foyer with chequerboard tiled floor and underfloor heating.

The dining room is a bright space with a plethora of original features having been diligently restored by the current owners. It features a dramatic bay window to the front with views over the front garden, classic Edwardian high ceilings with picture rails, restored coving and ceiling rose, and a herringbone oak parquet floor. A fireplace is set into a tiled hearth with the original mantelpiece, and there are fitted shelves in the alcove to the side. A small square window offers an unexpected view out to the front garden. The downstairs cloakroom features a w.c., wash hand basin and a window to the side, underfloor heating, and with metro-style tiles adding a contemporary finish.

Through a heavy-duty glass door into the more contemporary open-plan living space, with honed slate floor and underfloor heating throughout. The layout combines a cosy family room with exposed brick wall and French doors out to the rear garden, with the dining area with dramatic floor-to-ceiling picture window, and through into the open and modern fitted kitchen. Windows on 3 aspects enhance the light and space.

The kitchen features a hand-built DeVol kitchen with neutral shaker-style wooden base units and integrated appliances, open shelving and creative lighting. Integrated appliances include a dishwasher, a Neff 'slide and hide' fan oven, a SMEG microwave, a Bosch 5-ring gas hob with extractor hood over, and there is space for a free-standing fridge/freezer. A ceramic 1 1/2 bowl sink is set into an oak 'butcher block' work surfaces. A free-standing island unit with a quartz composite top adds storage and useful food preparation space.

A door leads through to the useful utility/boot room, which has fitted cupboards, space for a washing machine and tumble dryer, a sink set into a worktop, a water softener, the gas boiler and hot water tank. External doors lead to the side of the property, and another door leads to the garden. This useful transition space currently has a vaulted ceiling with exposed beams, but does have footings deep enough for a second storey to be added in the future, STPP.

From the dining room, the oak parquet continues through an inner hallway to further reception rooms. The sitting features original wooden floors, high ceilings, a pair of sash windows to the front, and a fireplace in a tiled hearth with the original mantelpiece. Beyond the sitting room, a smaller reception room has a window to the rear, wooden floors, and fitted shelving. This would make an excellent study, or a playroom.

The painted wooden staircase, with a Roger Oates carpet runner, leads up from the dining room to the first floor. The first floor landing is a bright and generous space, enjoying morning light from a large window to the front. A recessed cupboard houses the electronics and communications hub for the house. A linen cupboard provides further useful storage.

The principal bedroom sits beneath the octagonal turret, so has a bay window with wraparound windows to the front, and a cove ceiling. This delightful room is carpeted, with picture rails, bedside glass reading lights, a fitted wardrobe, and access to the main loft. An en suite bathroom has attractive porcelain tiles, underfloor heating, a shower with hand wand attachment, mosaic tiled floor, a w.c. and wash hand basin, with a window

to the side.

Bedroom 3 is a carpeted double with a window to the rear, a decorative fireplace in brick hearth, and most notably a large carpeted storage area in the eaves, which makes a magical child's sleepover and play area - as frequently used by our client's grandchildren.

Bedroom 4 is a smaller carpeted double with a window to the rear. A secondary loft can be accessed from this room.

Bedroom 2 is a carpeted double with views to the rear. A sliding mirrored wardrobe adds storage, and a decorative fireplace adds charm.

A recessed cupboard outside the family bathroom provides discreet storage for toiletries.

The family bathroom has a panel-enclosed bath, a w.c., a window to the side, a heated towel rail, part-tiled walls and floors with underfloor heating, and a distinctive custom-built shelving and cupboard unit, with mirrored cabinet and the sink built-in. The shower has a separate hand wand.

OUTSIDE

The West-facing rear garden has been professionally landscaped, and designed as an urban enclosed terraced patio space, with distinctive planting and featuring Corten mild steel panels. There is attractive outdoor lighting, and ample space for seating, dining and barbecuing.

The East-facing front garden has been designed as a more traditional cottage garden, and measures approx 80 ft in length. It benefits from a storage shed, and a greenhouse with power. Water has also been run to that area, in the event that someone wishes to build a more substantial garden building. The terraced flower beds are well-stocked and mature, and the lawn is peppered with slate stepping stones. Trees have been strategically placed to offer green outlooks and privacy from the road. This whole area is enclosed and a comfortable private place for leisure or play. Particular attention has been paid to the planting of fruit trees - plum, greengage, apple, raspberry bushes and strawberry plants. Beside the driveway, a log store and a useful bin store have been built.

AGENT'S NOTE

The house was re-plumbed, re-wired, re-roofed and fully insulated.

The side of the house which adjoins next door has been sound-proofed from floor to ceiling.

The main loft has been boarded, and is accessed from bedroom 4.

The whole house has been professionally networked and is connected to fibre broadband.

LOCATION

Living on Western Road

Western Road is a popular residential road off St Andrews Road, situated approximately 0.6 miles from Henley town centre and a 12 minute walk to the railway station. The property sits in the catchment area for Trinity Primary School and is walking distance to Gillotts school and Henley leisure centre.

There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. The popular

local pub is the Three Horseshoes with an attractive outdoor space, and rave reviews on TripAdvisor. A short walk away is the petrol station, which acts as a useful convenience store and hosts both a Subway and a bakery concession, and the ever-popular Smarts Fish Bar is also located on Reading Road.

Henley has a Waitrose supermarket and a host of independent shops and boutiques within the bustling town centre, where there is a weekly market. In addition there is a 3 screen cinema showing the latest films and the historic Kenton Theatre. Further out of town towards Reading is the Tesco superstore.

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 fast train or via Crossrail / Elizabeth Line) 55 minutes, and to many further destinations via Reading.

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 School

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Local Independent – St Mary's School, Rupert House School in Henley. The larger schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

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 on the River Thames include the world famous Henley Royal Regatta followed by The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave.

There is Golf at Henley Golf Club and Badgemore Park Golf Club. You'll find superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

Services - mains gas, electricity, water, drainage, fibre broadband available

Local Authority - South Oxfordshire District Council

Council Tax - Band G



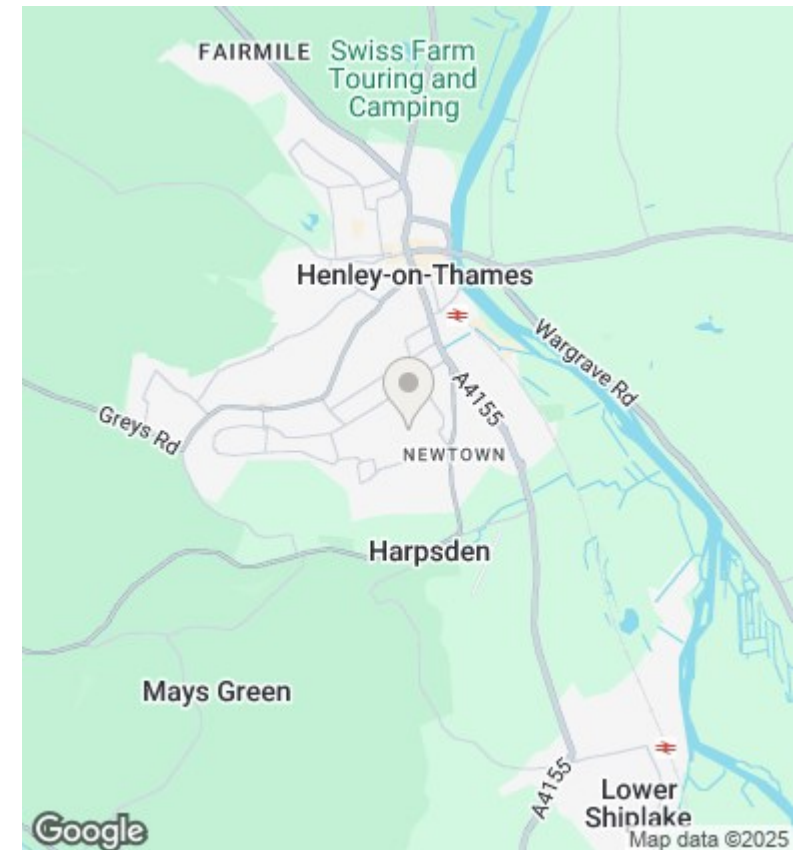


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Approx. Total Area: 177.6 m² ... 1912 ft²



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 at the traffic lights at the junction with Reading Road. Take the third turning on the right into St Andrews Road. Continue over the crossroads with Vicarage Road and turn first left into Western Road. Continue past Cromwell 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		
(81-91) B		82
(69-80) C	71	
(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