



PHILIP
BOOTH
ESQ.



26 Vicarage Road, Henley-On-Thames, Oxon, RG9 1HJ

- Pretty and spacious semi-detached Victorian home
- Large double-length living room
- 3 bedrooms, 2 bathrooms on first floor
- Off-road parking for 2 cars to front of house
- Popular residential road, a short walk to the Station and town centre
- Open-plan kitchen / dining room / family garden room
- 3 double bedrooms on second floor
- Original features and comfortable extension
- Separate utility room and downstairs cloakroom
- Pretty rear garden with mature trees and patio

26 Vicarage Road, Henley-On-Thames RG9 1HJ

A generous and attractive Victorian semi-detached villa across 3 floors in a desirable town centre location. Featuring 6 bedrooms, 2 bathrooms, open-plan kitchen / dining / family garden room, separate long living room, a lovely West-facing garden, and off-road parking for 2 cars. A short walk to the train station, river and town centre, and close to OFSTED 'outstanding'-rated Trinity Primary school.



Council Tax Band: G



ACCOMMODATION

An elegant six bedroom late Victorian semi-detached villa, situated in one of the most sought-after residential roads in the town centre, within easy walking distance of Henley station (0.3m) and town centre (0.5 m) whilst Trinity Primary School nearby has an Outstanding OFSTED rating, St Mary's Prep school is round the corner and Gillotts Secondary School is walkable (Outstanding OFSTED). There is private driveway parking for two cars. Many original architectural and decorative features have been retained, including attractive cornicing, dado and picture rails, and wooden flooring. The accommodation is arranged on three floors, and the landscaped south-west facing rear garden is extremely private.

The driveway has hedging to either side, and an ornate covered entrance porch with original two-tone chequerboard tiled floor leads to the part-glazed front door. This opens into the entrance hall with high ceilings and stairs, with useful storage under.

The wooden floor gives way to carpet in the generous living room, with a beautiful box bay of sash windows to the front. A log burner is inset into the fireplace with a stone hearth, central pendant and wall lights. The doors from the hallway are either side of the arch where the room has been opened up and extends into further living space. A pair of glazed doors open into the kitchen/breakfast room.

The kitchen has distinct cooking and dining room areas, polished limestone floor tiles and a bespoke hand-built kitchen with 'Pippy' Oak wall and base level units with Maple wood interiors. There is an island with a dramatic marble worktop and inset circular basin, and a range of integrated appliances including Neff ovens, and Bosch fridge/freezer and dishwasher. There is also a double Belfast sink with a mixer tap.

The breakfast area has a vaulted ceiling with windows to the side and also Velux windows along the length of the room. This space extends into a comfortable garden room, perfect for relaxing with a book, as light shines through from the fully glazed wall with its garden aspect and French doors opening to the rear patio.

The utility room has a vaulted ceiling, a window and door onto the garden, further wall and base units with a Belfast sink and plumbing for a washing machine and dryer and space for a fridge/freezer. The cloakroom has a circular marble wash-hand basin with tiled splash back, a low level w.c. and a heated towel rail.

From the entrance hall carpeted wooden stairs lead up to the first floor landing. There is a door to the airing cupboard and a sash window to the rear with shutters.

The principal bedroom is a carpeted double which has a window with westerly aspect overlooking the rear garden, a built-in wardrobe, coving and access to an en suite shower room. The shower room comprises a corner shower, a pedestal wash hand basin, partly tiled walls, a heated towel rail, a low level w.c. and a window to the side.

Bedroom 2 is a carpeted double that has a dual aspect with a pair of sash windows to the front and one to the side, a built-in wardrobe, coving and central light point.

Bedroom 3 is a carpeted single bedroom, which is currently being used as an office with hand built office furniture from maple wood currently fitted, also a window to the front, a picture rail, coving and a central light point.

The family bathroom has a panel enclosed bath, a low level w.c., a corner shower, a pedestal wash hand basin and partly tiled walls.

A flight of stairs leads from the landing to the second floor with a further three bedrooms.

Bedroom 4 is carpeted double bedroom with Velux windows to the front, and original cast-iron fireplace and sash window to the south.

Bedroom 5 is a pretty carpeted double that has a large window to the south, an original cast-iron Victorian fireplace and a built-in cupboard.

Bedroom 6 features a window to the rear, a sash window to the south and a Velux window in the roof. There is a central light point and some eaves storage.

Outside

From the rear of the house, a charming patio area is suitable for al fresco dining, and there is a path to the side of the house with a pedestrian gate. Steps lead up to an attractive lawned area with mature specimen trees and shrub borders. This generous garden is fully enclosed by a wall and at the far end there are two timber sheds, and a log shed.

LOCATION

Vicarage Road is a very popular residential road, approximately a 1/4 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

M 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 (OFSTED Outstanding) 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

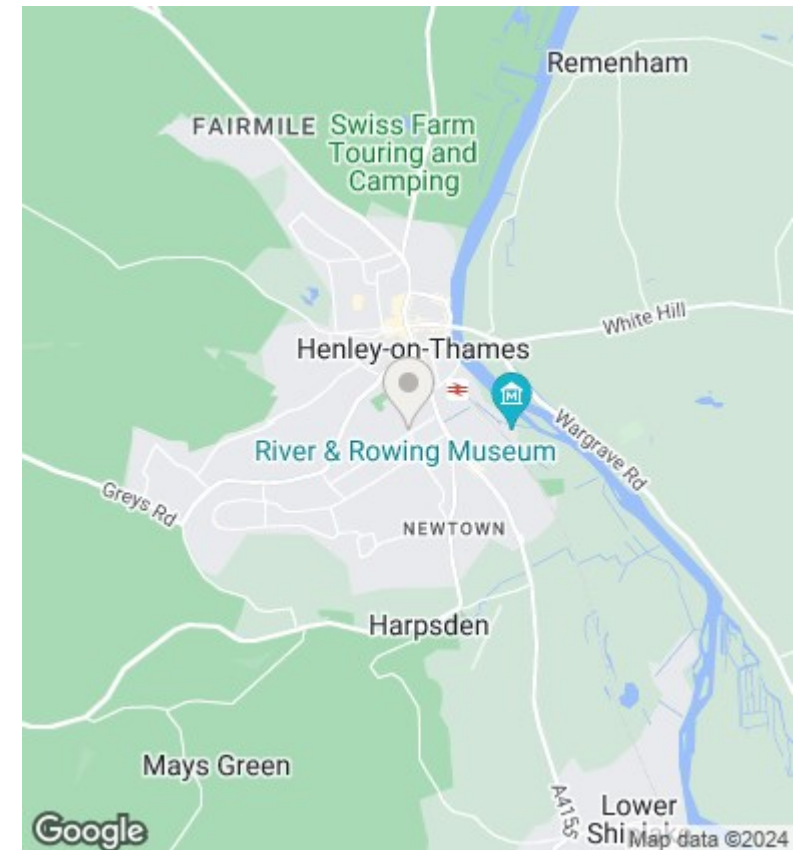
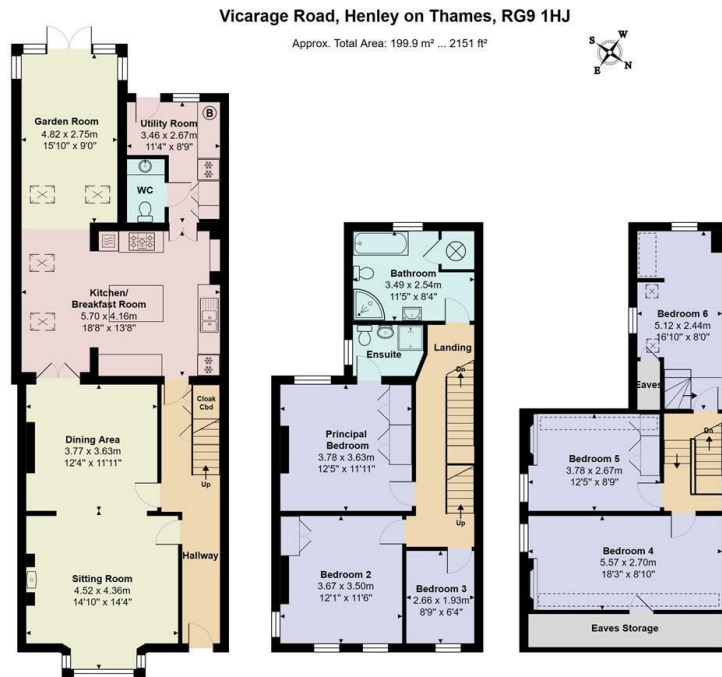
Broadband - super-fast and ultrafast fibre available to the premises.

South Oxfordshire District Council

Council Tax Band G







Directions

From our offices in Station Road turn left at the traffic lights into Reading Road and first right into Hamilton Avenue. At the top of the road by Trinity School follow the road to the left into Vicarage 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	