



PHILIP
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ESQ.



1 Bell Lane, Henley-on-Thames, Oxon RG9 2HP

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1 Bell Lane is a charming early 17th century Grade II listed 3-bedroom cottage, located in a highly desirable private lane, just a short level walk from Henley town centre. A pretty white-rendered cottage with many original features, alongside modern refurbishments. The house benefits from parking for 2 cars, a garage, and a walled rear garden.

A wooden front door leads into an entrance hall with flagstone flooring. The cloakroom has a wash hand basin and w.c. The utility room contains the gas fired boiler, has a tiled floor, a Belfast sink, built-in shelving, stained glass windows and space for washing machine and tumble dryer, door access to sun-room, and to the single garage.

The dining room has wooden floors, fitted bookshelves and traditional latched doors to the kitchen, sitting room, and to the staircase.

The cottage kitchen has a dual aspect with window to the front and a window over the Belfast sink, a flagstone floor, a Rayburn range, a fridge-freezer, a gas hob and electric oven, an integrated dishwasher, a granite work-surface and tiled splash-backs. The layout has a peninsula, with space for a breakfast table beneath the window.

The sitting room is a bright, cosy room with French doors to both the walled garden and the sun-room. It has a beautiful stone hearth with a gas fire, wooden floors, and recessed spotlights. The adjoining sun-room has a glass roof with fitted blinds, a flagstone floor, and French doors opening to the rear garden.

Stairs lead to the first floor landing. Bedroom 1 has dual aspect shuttered windows. The en suite bathroom has a bath with mosaic style tiled surround, wash hand basin and w.c. The dressing room has ample space for hanging clothes.

Bedroom 2 has a shuttered window to the front and built-in wardrobes. There is a shared shower room with Bedroom 3 which is a large single bedroom with a shuttered window to the side.

Outside

The attractive enclosed brick-and-flint walled garden is brick paved, with some artificial lawn, and with mature ornamental beds. There is a generous patio seating area, with pretty climbers, and specimen trees including a silver birch and a Himalayan cherry tree. There is gate access to the front of the property.

The single garage has an electric up-and-over garage door, and a rear door to the garden.

Access to the property is via Bell Lane, and up to 2 cars may be parked in front of the property and its garage.



Living in Bell Lane

Bell Lane is located the heart of the town centre, situated just off Bell Street.

There is a Waitrose approximately 0.2 miles away, The Bull on Bell Street and Phyllis Court Club are both within walking distance.

Henley has a wide selection of shops, including 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 Crossrail 2021) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

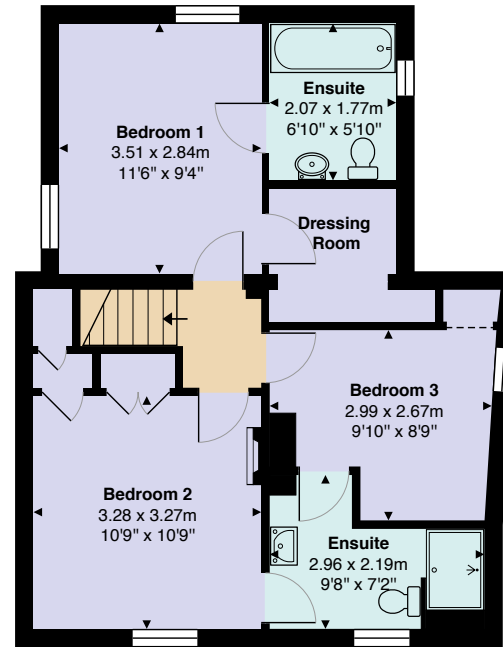
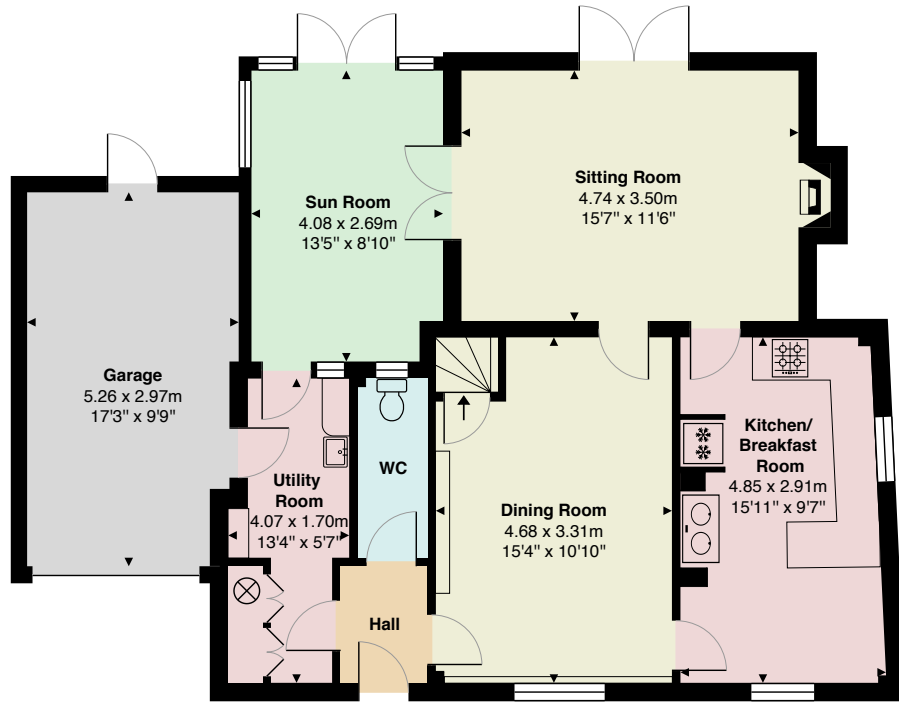
Council Tax - Band F

Services - Mains water, drainage and electricity



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Total Area: 137.6 m² ... 1481 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plans 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.



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