



## Brakspear Mews, Henley-on-Thames, RG9

Spacious Two Bedroom First Floor Maisonette

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## Overview

- EXCLUSIVE GATED DEVELOPMENT
- CLOSE TO THE RIVER THAMES
- EXPOSED WALL TIMBERS
- CAR PORT AND GARAGE
- 2-MINUTE WALK TO CENTRE
- VIEWS OF HENLEY SKYLINE
- LIGHT AND SPACIOUS ROOMS
- HIGH CEILINGS WITH VELUX WINDOWS



## Spacious Two Bedroom Maisonette in Exclusive Gated Development next to the River Thames



## Property Description

The accommodation comprises of; large front door leading to entrance hall with stairs to first floor landing with cupboard and door to the main hallway. Living room; light and airy living room with exposed wall timbers, twin windows to front aspect and a high-level window offering views of the River Thames (subject to suitable additions to the property). Kitchen; two windows to front aspect offering views of the Henley skyline.

Master Bedroom; double bedroom with skylight and two double built in wardrobes. Second double bedroom; with exposed beams and skylight. Bathroom with three-piece suite.





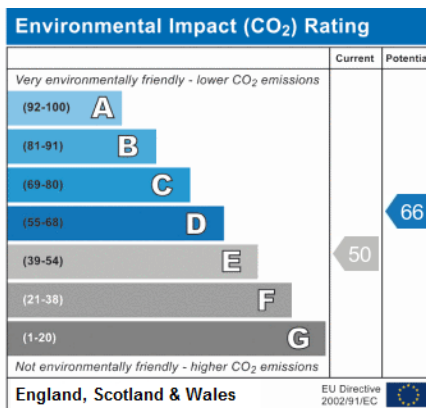
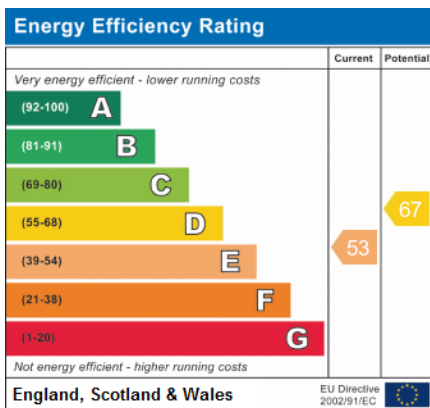
### Our view

*"This is a unique property a stone's throw from the River Thames and many popular shops and restaurants, within a secluded private development.*

*The rooms are light and spacious with high ceilings and potential to add a mezzanine floor to the living area to enjoy views of the river (subject to planning consent).*

*The property is well kept and has ample built in storage as well as built in dishwasher for added convenience.*

*The train station with links to London is only a 5-minute walk and there is easy access to both the M4 and M40. The property has its own undercover car port and garage".*

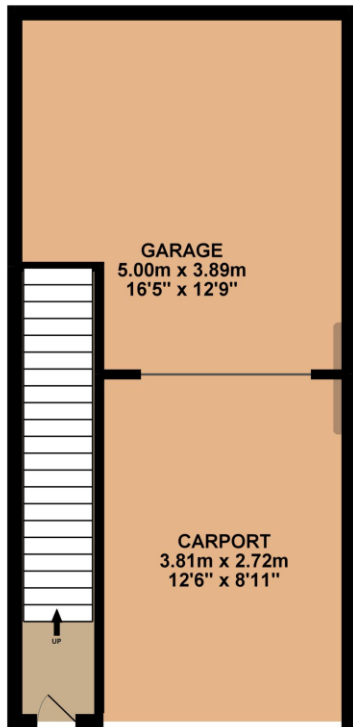


### Location

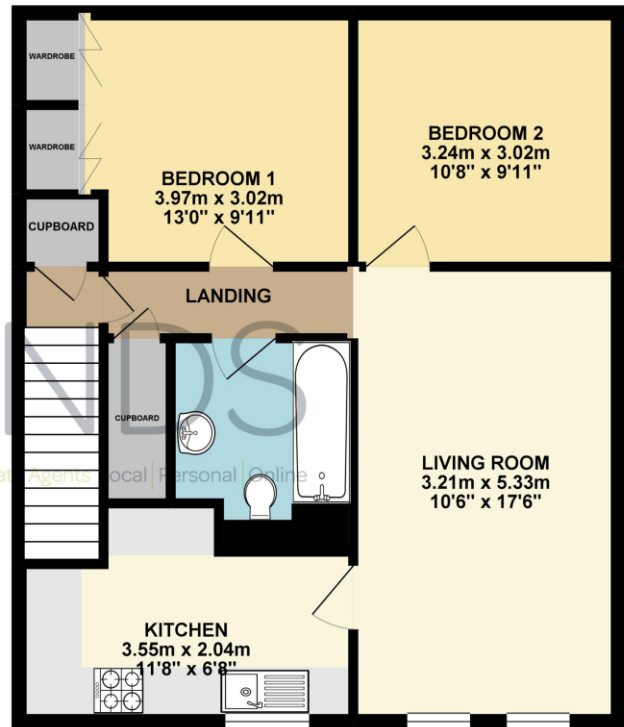
This property is in a desirable location neighboring the river and tucked in a secluded private community in the heart of Henley.

Just a 2-minute walk into the town center you will find a whole host of local amenities, including independent shops, restaurants, high street cafes, large supermarkets such as Sainsburys local and Waitrose. Ideally placed to enjoy the vibrant scene of festival and events that Henley hosts every year.

GROUND FLOOR 33.76 sq. m.  
( 363.39 sq. ft. )



FIRST FLOOR 60.54 sq. m.  
( 651.60 sq. ft. )



TOTAL FLOOR AREA : 94.30 sq. m. ( 1014.99 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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