

St Andrews Road, Henley-on-Thames.



A fantastic detached period family home

Knight Frank are delighted to offer this detached family home. Originally built in the 1920s, the house has been extensively improved by the current owners, providing wonderful, spacious accommodation whilst maintaining many original features. The property is situated on a sunny corner plot with delightful gardens and a detached garage.

The property comprises four bedrooms, two bathrooms, three reception rooms, a family kitchen/dining room and a utility.



Guide price: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains services

The property

The front porch makes a welcoming entrance to the property with the front door opening into a spacious entrance porch with tiled flooring leading into a lovely reception hall. To the right is a sitting room with an open fireplace and a large window. The kitchen has an electric Rayburn, fitted units and a spacious dining area. The large open-aspect area overlooks the rear garden, and double doors open into a wonderful oak-beamed garden room, a great space for entertaining or enjoying views over the garden. Moving through the hallway, you pass a door to the second reception, currently a study with a wonderful selection of shelving and storage, before entering the rear hallway, which takes you to the utility room and a separate W.C.

Stairs rise to the first floor and on to a spacious landing with access to the four bedrooms. The double-aspect principal bedroom has a vaulted ceiling and an en suite shower room. The three further bedrooms, two of which have fitted wardrobes, have lovely views over the garden. A family bathroom completes the first-floor accommodation.





The property has high ceilings and numerous original features including stained glass windows and open fireplaces.



Gardens

To the front of the property is a path that leads to the front door with flower borders and mature trees and hedges providing privacy. To the back of the property is a garden shed and a gated access to St Andrews Road (there is planning to provide a driveway access in this area).

To the side of the house is a lovely south facing terrace, accessed from the garden room and providing a lovely area for al fresco entertaining. The main garden is laid mainly to lawn with a mixture of mature hedging, trees and flowerbeds. In one corner is an attractive summerhouse and to the back is access to the garage and driveway.



Situation

St Andrews Road is located within the heart of Henley on Thames in one of its most popular locations.

The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead. Central London is only 40 miles away and Heathrow airport, approximately 26 miles away. The larger centres of Oxford, High Wycombe and Reading are also easily accessible as are good rail links to central London.

Henley is well served with excellent schools for children of all ages, both state and independent with the property located within the outstanding Trinity School catchment area. The area abounds with recreational pursuits including golf courses, tennis, boating on the River Thames, and numerous footpaths and bridleways over the beautiful Chiltern countryside. Gillott's Sports Centre & Indoor Swimming Pool is a short distance away.

Directions (RG9 1JA)

On entering Henley via the bridge turn left along the river and follow the road around into Station Road and onto the traffic lights. Turn left at the lights into the Reading Road. Take the third turning on the right into St Andrews Road and continue until approximately halfway up the road, the property can be found just on the corner of Belle Vue Road and St Andrews.

what3words - ///recapture.admit.wriggled



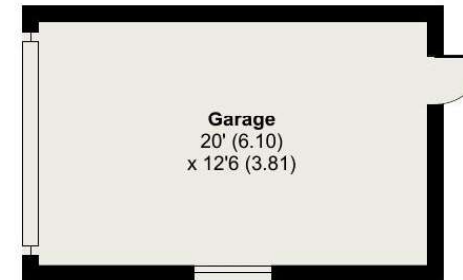
St. Andrews Road, Henley-on-Thames

Approximate Area = 1993 sq ft / 185.1 sq m

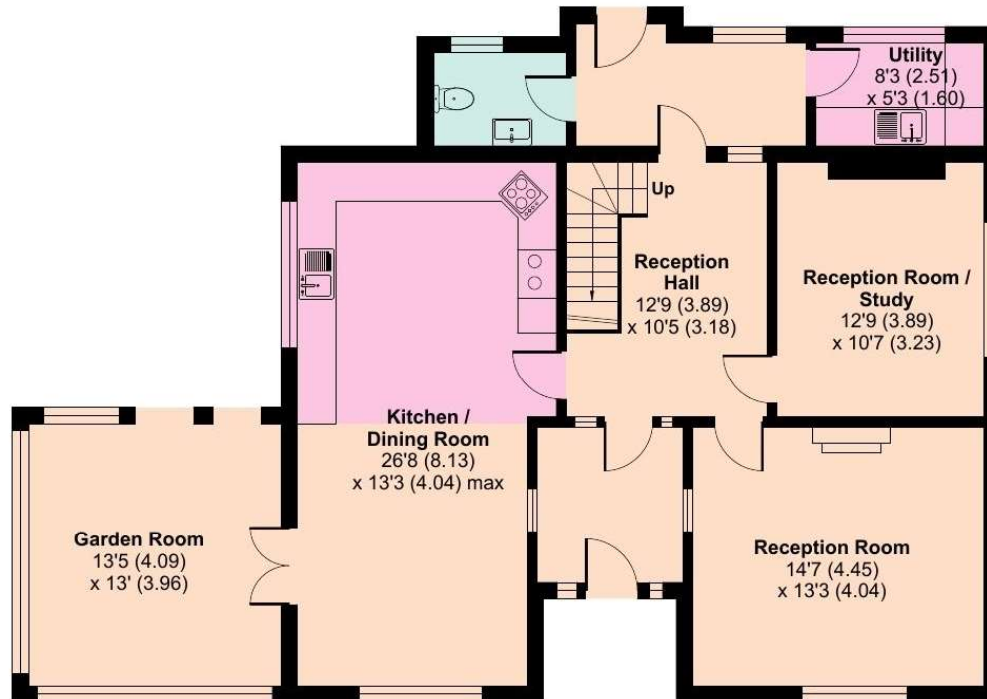
Garage = 250 sq ft / 23.2 sq m

Total = 2243 sq ft / 208.3 sq m

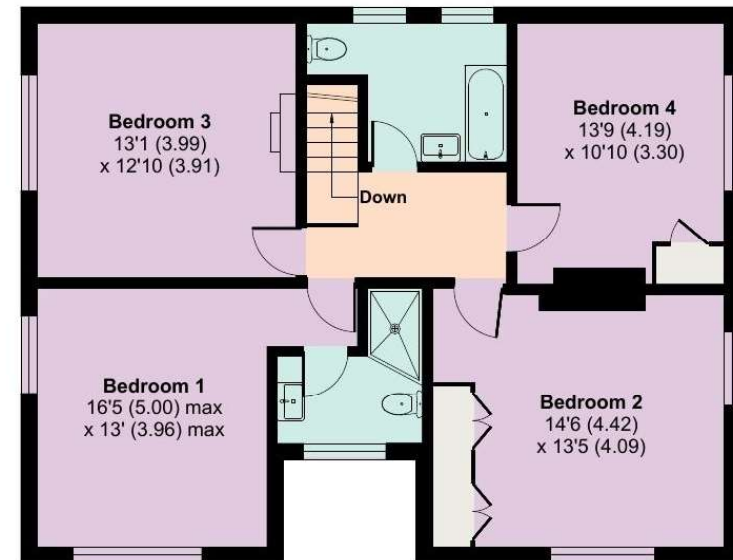
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Knight Frank. REF: 1119879



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Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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