



Harcourt Close, Henley-on-Thames



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Knight Frank is pleased to offer to the market this superb townhouse overlooking Henley-on-Thames and the surrounding countryside.

This modern property has been extended and maintained to provide spacious family accommodation across three floors, comprising four bedrooms, three bathrooms, two reception rooms, kitchen, garage, ample driveway parking and garden.



Offers in excess of: £1,000,000

Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains services



The property

The entrance hall houses stairs to the first floor, under stairs storage and plenty of room for coats and boots. to the right, a reception room currently functions as a study but is large enough to suit a variety of uses. The capacious garage is also accessed from this room.

the views from the front windows are excellent, even from the ground floor.



The property (continued)

On the first floor, the kitchen is situated at the rear of the property, overlooking the garden. A large, well-appointed utility room lies to the left, with a rear door out onto a terrace and glimpses across town to St Mary's Church from the window. The kitchen leads through to the breakfast room, where French Windows open onto the terrace.

The breakfast room leads, in turn, to the family room at the front of the house, where fantastic views reach across the suburban valley and out to the fields and woods surrounding Henley. A balcony runs the length of the family room and adjacent living room, allowing residents to make the most of the vista.





Beyond the breakfast room, the huge living and dining room boasts a full height sloping ceiling, making for an impressive entertainment space.



The property (continued)

The sleeping accommodation on the third floor comprises four double bedrooms, all with built in storage, and a family shower room. The principal bedroom enjoys the best views to the front and benefits from an en suite bathroom. The bedrooms at the rear of the property overlook the garden, beyond which an established area of woodland gives the impression of being on the edge of the countryside.

The bedrooms are all well-proportioned and benefit from large windows allowing in plenty of natural light.






Situation

The property occupies a favoured position on Harcourt Close, an elevated cul-de-sac approximately one mile from the centre of Henley-on-Thames. Henley is a pretty market town on the banks of the river Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It has a thriving social scene, with various clubs and societies, many excellent restaurants, and a good selection of shops.

Schools in the area include Valley Road Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coat, Queen Anne's School, and Cranford House School to name a few.



The garden at the rear of the property is fully enclosed, with leylandii hedging offering a high degree of privacy. Steps lead from the terrace outside the kitchen to the level lawn.

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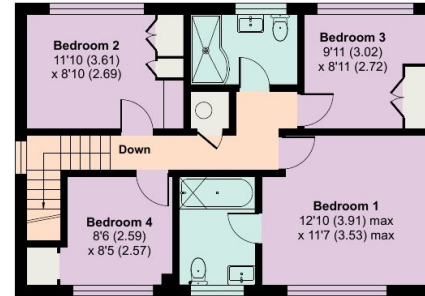
Approximate Area = 2537 sq ft / 235.6 sq m (includes garage)

For identification only - Not to scale

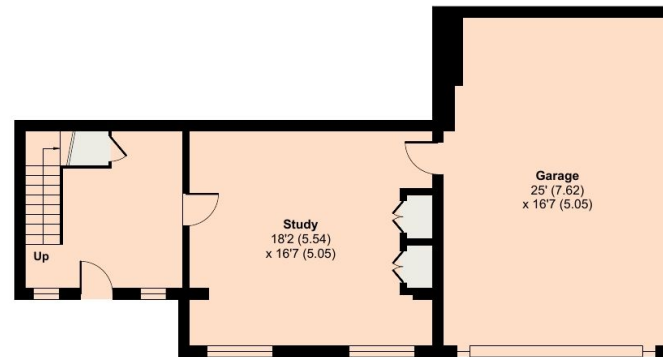
Directions (RG9 IUZ)

Proceed west out of Henley town centre past the town hall and up Gravel Hill. Turn left onto Paradise Road, then right onto Deanfield Road. At the roundabout, take the first exit onto Haywards Close, then immediately left onto Harcourt Close. Number one is the first house on the right.

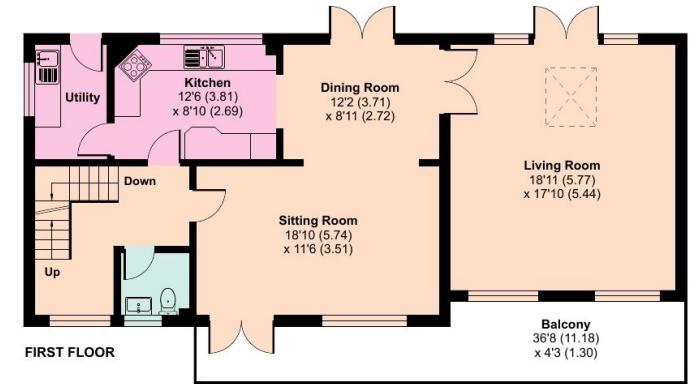
Reading, London and national travel networks are easily accessible via nearby M4 and M40 motorways, and by rail from Henley's own train station. Reading to Paddington is approximately 25 minutes.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Knight Frank. REF: 954023

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I would be delighted to tell you more

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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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