

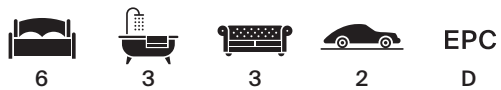
Vicarage Road, Henley-on-Thames RG9





# Attractive Victorian villa in a desirable town centre.

An elegant six bedroom late Victorian semi-detached villa, situated in one of the most sought-after residential roads in the town centre. 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.



**Guide price:** £1,500,000

**Tenure:** Available freehold

**Local authority:** Oxfordshire District Council

**Council tax band:** G

**Services:** Mains gas, electricity, sewage, water.



## The Property

The property is approached via a driveway with hedging. The entrance hall has high ceilings and useful storage underneath the stairs. A generous living room, with a beautiful box bay of sash windows to the front, log burner is inset into the fireplace with a stone hearth, central pendant and wall lights. Glazed doors open into the kitchen/dining room. The kitchen has 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. The breakfast area has a vaulted ceiling with windows to the side and also Velux windows. This space extends into a comfortable garden room, with French doors opening to the rear patio. The utility room has a door onto the garden, plumbing for a washing machine and dryer and space for a fridge/freezer.







## The Property (continued)

The first floor comprises a principal bedroom with built-in wardrobes, en-suite shower room and views overlooking the garden. Two further good size bedrooms and a family bathroom, a flight of stairs leads from the landing to the second floor with a further three bedrooms.







Three good sized bedrooms on the second floor with Velux windows .





## Situation

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.

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.



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 Hambleton, 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.



## Gardens and Grounds

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.

## Directions

From Henley Bridge, turn left onto Thameside, turns slightly right and becomes Station Road, turn left onto Reading Road, turn right onto Hamilton Avenue, follow the road round to the left, Vicarage Road, the property is on the right-hand side.

Reading - 7 miles, Maidenhead M4 Junction 8/9 - 11 miles, London Heathrow - 25 miles, London West End - 36 miles.

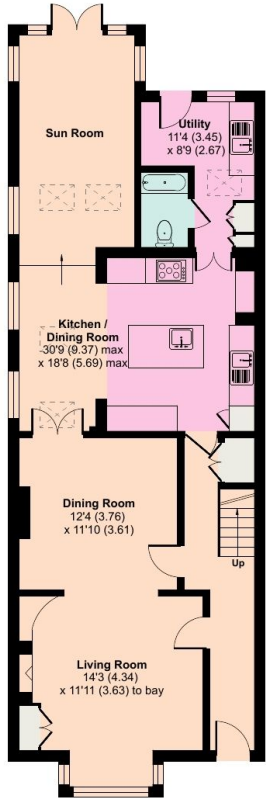




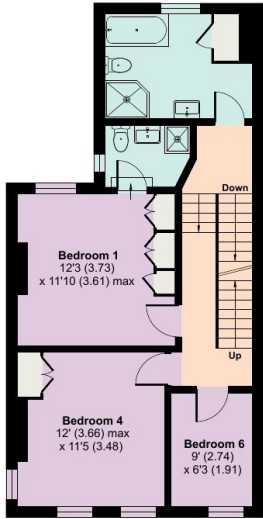
# Vicarage Road, Henley-on-Thames

Approximate Area = 2072 sq ft / 192.4 sq m  
 Limited Use Area(s) = 4 sq ft / 0.3 sq m  
 Total = 2076 sq ft / 192.7 sq m

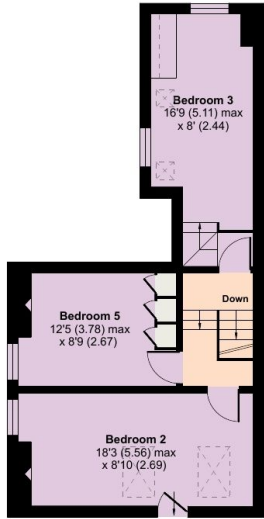
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Knight Frank. REF: 1141837

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