

Bell Street, Henley-on-Thames, Oxfordshire





A charming Grade II listed property in the centre of town.

Atlantic House is a renovated Georgian fronted townhouse with many original features and a delightful garden.



Guide price: £1,500,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G





The property

The house is Grade II listed and has been sympathetically restored to its former glory using many reclaimed and salvaged original pieces whilst providing modern conveniences such as underfloor heating, mega flow and walk-on roof lights.

The kitchen/diner is located at the back of the house in a vaulted 16th-century barn. Its tall glass doors lead out through a wisteria-clad oak pergola into a landscaped courtyard garden.

The living room has exposed beams and reclaimed flooring adjacent to a snug/TV room. The dining room has a wood burner and easy access to the cellar. The utility/garden room is bright and airy, featuring a large walk-on roof light and original cobbled flooring.





The property (continued)

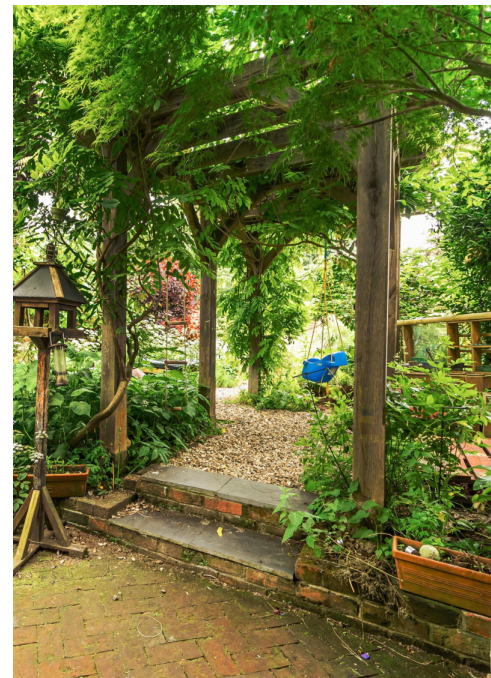
On the first floor the delightful principal bedroom has high ceilings and a spacious en suite bathroom with a copper bath, large frameless shower, reclaimed double sink and wall hung original cistern. The bedroom enjoys a large balcony with a frameless glass balustrade and views over the garden. There is a second double bedroom on the first floor with bathroom access. The second floor has a roomy double aspect vaulted bedroom with floor to ceiling wardrobes and an en suite bathroom. There is a further bedroom suite off the kitchen with exposed brick walls, valuted beamed ceiling and Juliette balcony.





Garden

To the rear of the cottage there is an enclosed garden with a paved terrace, various seating areas and numerous well stocked flower beds and mature trees that provide a great sense of privacy.



Situation

Atlantic House is situated in the centre of the riverside town of Henley-on-Thames, close to all amenities including a supermarket, hospital, a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby Reading, Oxford and Maidenhead.

Henley railway station provides links to the mainline railway stations in Reading and Twyford with a fast train to London, Paddington (from 25 mins). The M4 Jct8/9 is approximately 6 miles, providing access to Heathrow and the motorway network.

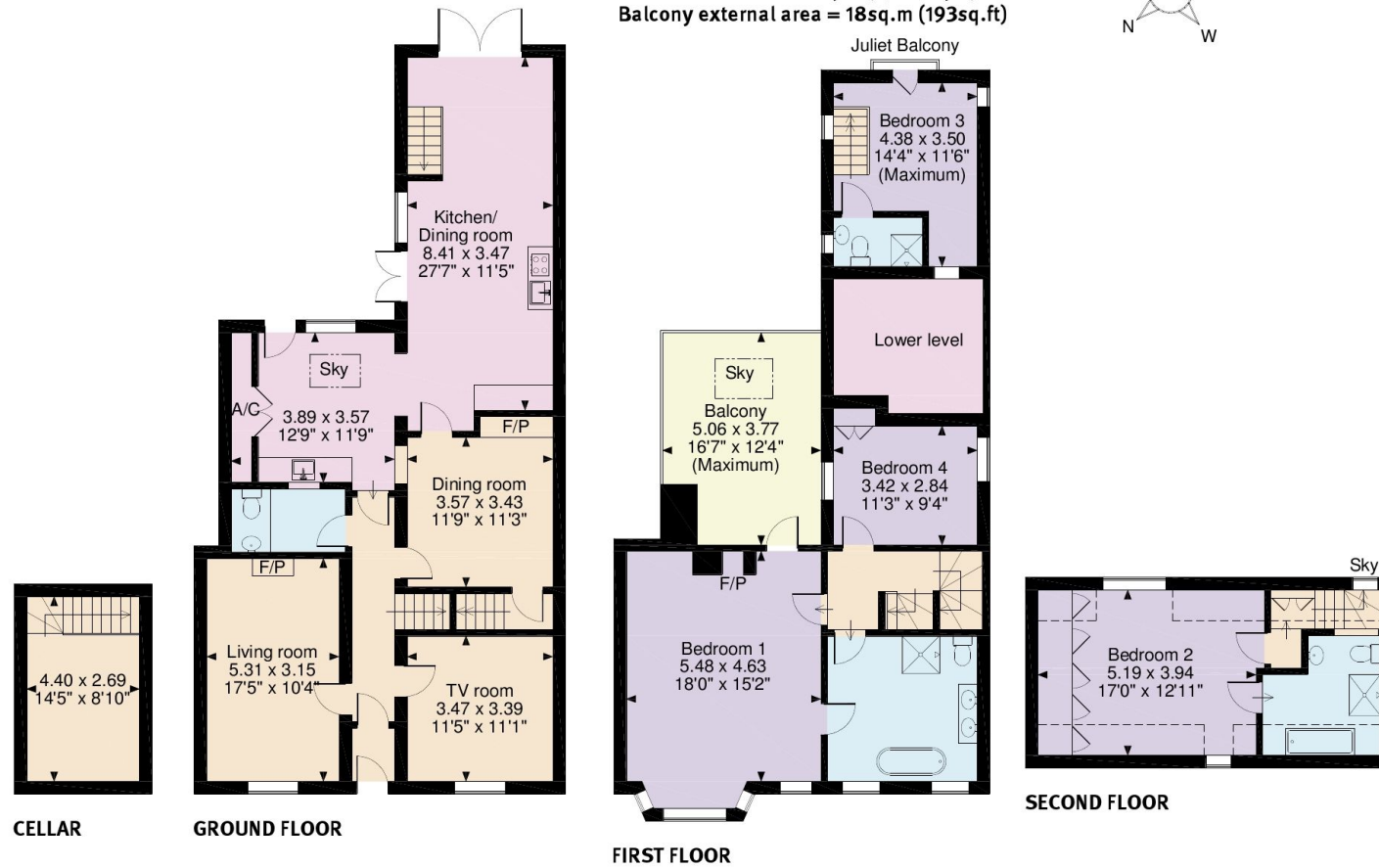
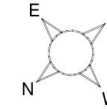
Excellent schools, both state and private, are located in the area, including Trinity Primary, Rupert House Prep and Shiplake College. Sporting facilities include boating on the Thames, local golf clubs and private members clubs.

Directions (RG9 2BN)

From Henley bridge, head towards the traffic lights in Henley town centre and turn into Bell Street. Continue past New Street, and 82 Bell Street can be found on the right.



Bell Street, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 212sq.m (2,285sq.ft)
Balcony external area = 18sq.m (193sq.ft)



--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8419776/SS

Knight Frank
 Henley
 20 Thameside
 Henley-on-Thames
 RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
Matt Davies
 01491 844903
matt.davies@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2024. Photographs and videos dated June 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.