



New Street, Henley-on-Thames, Oxfordshire

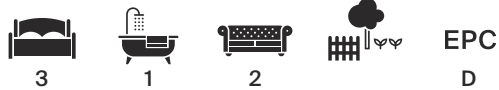


A charming cottage situated in the centre of Henley.

This charming Grade II listed cottage with origins dating to the 1880s is situated in the centre of Henley. The property has a wonderful, secluded garden and access to a private woodland.

The accommodation includes a lovely triple aspect sitting room with French doors to the garden, a dining room with a working fire, a fully fitted kitchen with larder, a sun room/utility room and a separate W.C.

The principal bedroom benefits from fitted wardrobes and a small sink. There are a further two bedrooms, one with fitted wardrobes and a spacious family bathroom, all the rooms have wonderful views over the gardens.



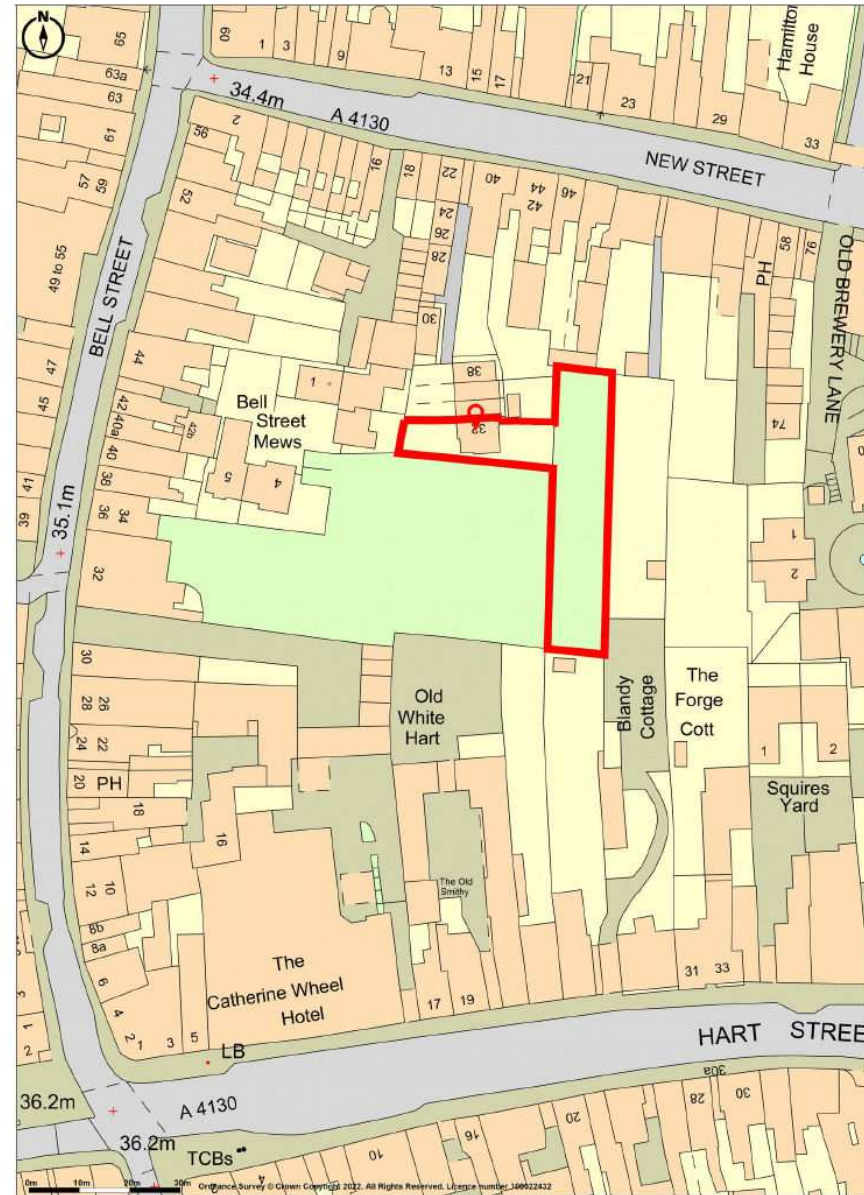
Guide price: £950,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: D

32 New Street, Henley-on-Thames, Oxfordshire, RG9 2BT



Garden and grounds

The property is found at the end of a pedestrian only path from New Street. The front garden is laid mainly to lawn with flowerbeds filled with roses and mature shrubs. To one side of the property is a magnificent brick and flint wall where a path runs to the back of the property, the rear garden has a lawn and mature flowerbeds with an attractive gated archway that takes you through to the woodland garden, a peaceful haven in the centre of Henley, a true 'secret garden'. There is also a small summerhouse in the garden.

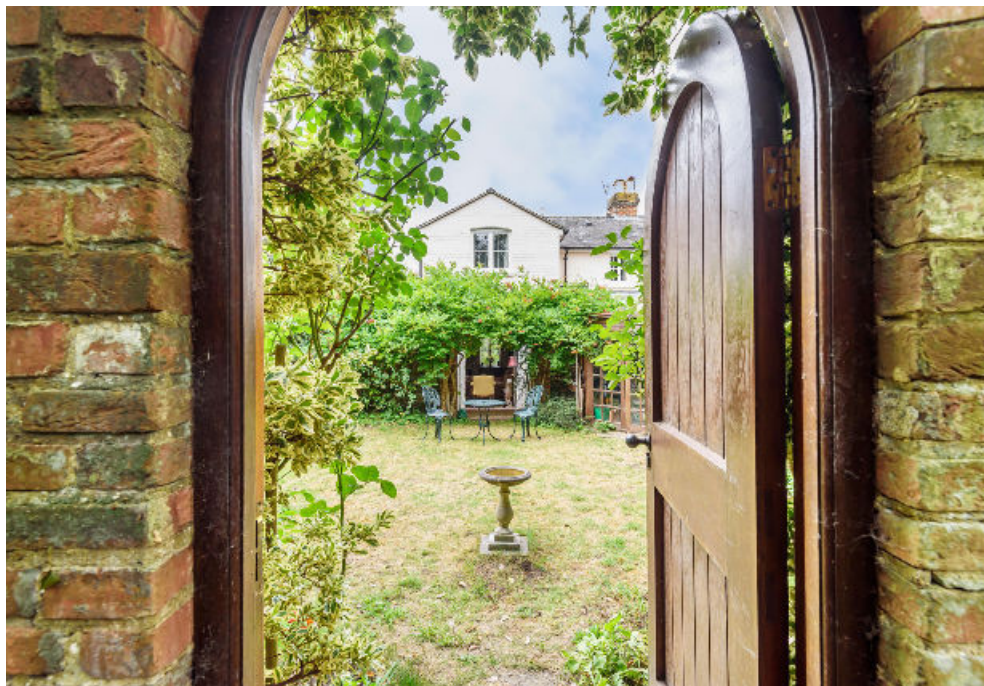
Situation

The property is in a quiet corner of Henley within easy access to an excellent section of shops, restaurants and bars. The Regal Cinema, Kenton Theatre, Phyllis Court Club and Waitrose are all nearby. Henley Station serves Reading and London Paddington via Twyford. The M4 and M40 motorways are within easy access connecting to the M25 and Heathrow Airport.



A charming cottage situated in the a quiet corner of Henley.





Directions (RG9 2BT)

From Henley town centre, proceed along Bell Street, turning right at the first junction into New Street. The property can be found half way down New Street on the right, opposite the Kenton Theatre, through a gated archway. The property can be found at the far end of the pedestrian path.

Services

All main services, electricity, gas, water and drainage. No broadband, fibre optic cabling has been installed to front of property.

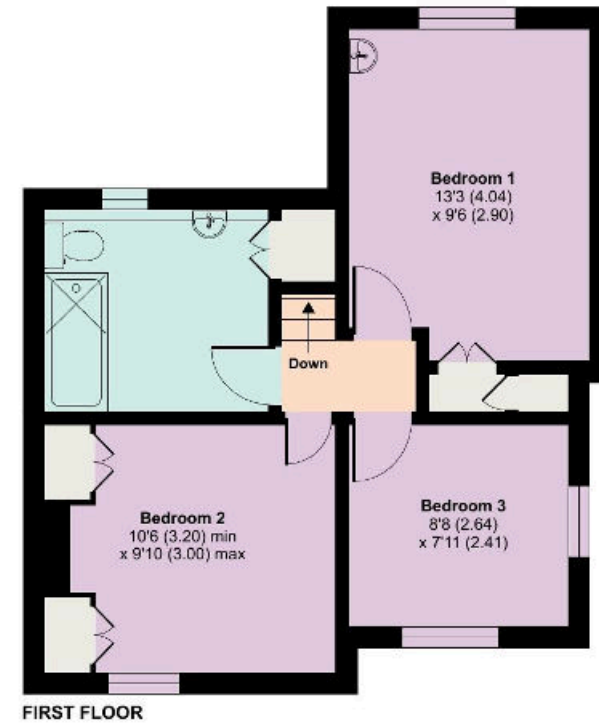
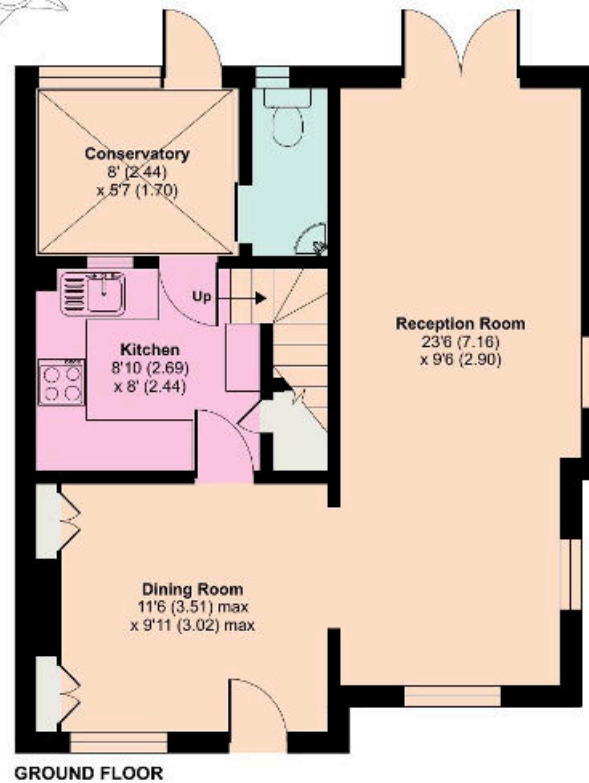


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Approximate Area = 957 sq ft / 88.9 sq m

For identification only - Not to scale

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © m'checom 2022. Produced for Knight Frank. REF: 877971



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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