



Northfield End, Henley-on-Thames, RG9



A charming detached house close to the town centre.

Knight Frank are delighted to offer this attractive detached house, ideally situated within a level walk of the town centre.

This home is designed for modern living with spacious interiors and abundant natural light. Enjoy easy access to local amenities, shops and services, all just a short stroll away.

This property is a wonderful opportunity to enjoy a delightful home in a sought-after location.



Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services

The property

A welcoming entrance hall leads you to the reception rooms and a staircase to the first floor. The dual-aspect sitting room features French doors that open to the rear garden. The charming open fireplace and thoughtfully designed fitted storage and shelving add to the comforting atmosphere of this space.

As you move into the kitchen/dining room, you will experience a bright and airy space. The kitchen is equipped with wall and floor units and integrated appliances, including a split-level oven and a dishwasher. There is plenty of room for a dining table, and the French doors lead to a sunroom where you can relax and enjoy the garden views.

On the first floor, you will find a principal bedroom with fitted wardrobes and an en suite shower room. Additionally, a welcoming guest bedroom with fitted wardrobes, an en suite shower room, two further bedrooms, and a family bathroom ensure plenty of additional space for family and guests.





Gardens

Holly Tree House boasts an inviting gravel driveway on one side, providing convenient access to the double garage that has a useful utility room to the rear with a range of fitted units and wine storage. There is ample parking for multiple vehicles.

As you approach the front, charming metal railings and a gate lead you to the front door. At the rear, you will discover a delightful paved courtyard garden, attractively planted with mature shrubs. This lovely paved area extends from the French doors of the sitting and sun rooms, creating an ideal setting for al fresco gatherings. Additionally, a gate at the back of the garden opens to a recreation ground, inviting further exploration and outdoor enjoyment.



Situation

Northfield End is an attractive residential area of Henley, within a few minutes walk of the town centre, with its excellent shopping, including small independent shops, a weekly market, a multi-screen cinema and a theatre. Henley-on-Thames is an attractive and vibrant market town in beautiful, unspoilt countryside. The town is world-famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. There is excellent walking beside the river and in the nearby Chiltern Hills.

The M4 and the M40, with links to the M25, are within 10 miles, and Henley Station provides a service to London Paddington. Oxford and Reading are easily accessible by road, rail and bus service.

The area has a good range of state and independent schools, including Rupert House, Trinity Primary School, Gillott's School and Shiplake College.



The property has a lovely inviting reception room with two sets of French doors to the garden.



The town centre is just a short level distance away.



The property has been attractively upgraded to provide spacious accommodation.

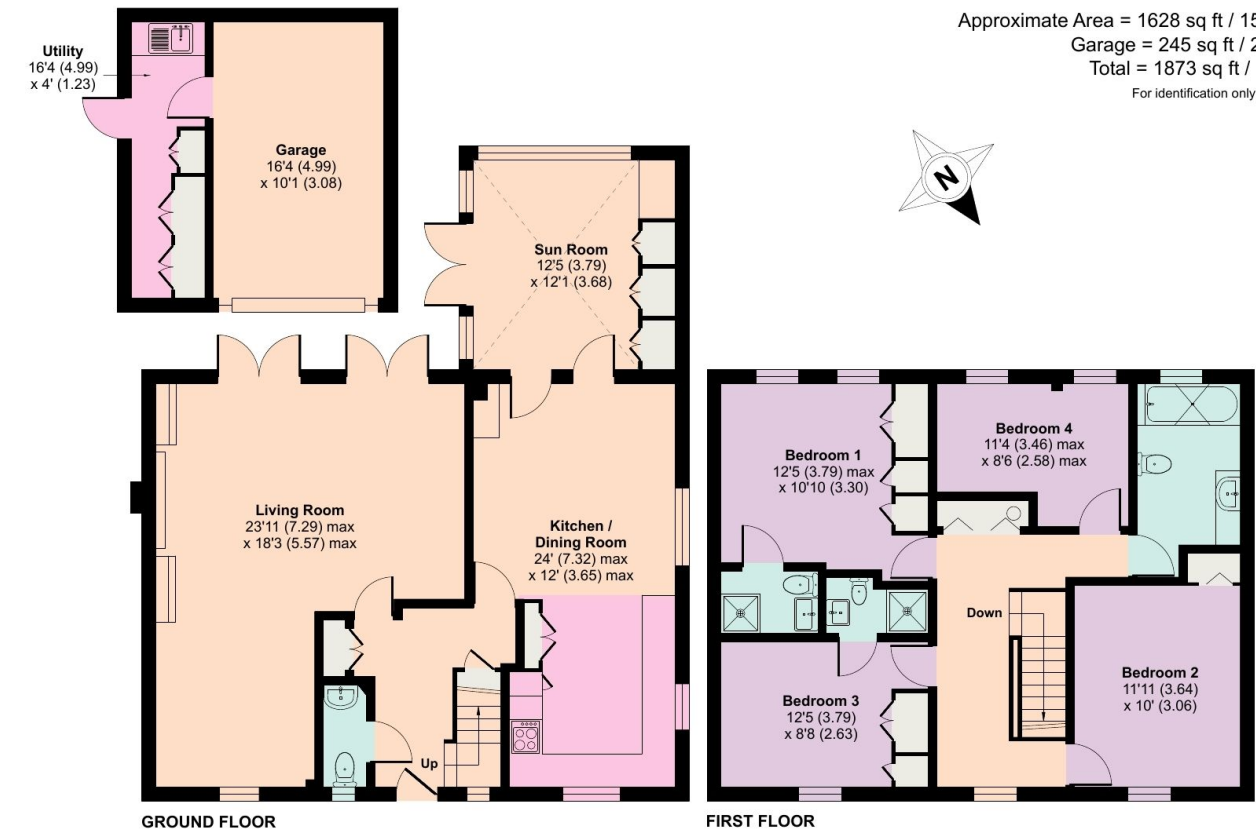
Holly Tree House, Northfield End, Henley.

Directions (RG9 2JJ)

From Henley Bridge, upon entering Henley, proceed into the centre of town, bearing right at the set of traffic lights into Bell Street. Proceed along Bell Street and through to Northfield End; take the second exit at the roundabout and proceed on the Fairmile. The property is on the left, just after turning to Leicester Close.

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Approximate Area = 1628 sq ft / 151.2 sq m
Garage = 245 sq ft / 22.8 sq m
Total = 1873 sq ft / 174 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Knight Frank LLP. REF: 1227439

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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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Particulars dated January 2025. Photographs and videos dated January 2025.

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