



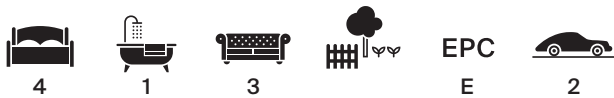
Berkshire Road, Henley-on-Thames



An attractive period property

Knight Frank are delighted to offer this handsome four bedroom Edwardian semi-detached home situated in a highly desirable residential road approximately half a mile from Henley town centre.

The property has been newly decorated throughout, and offers attractive accommodation over three floors with four bedrooms, two bathrooms, two reception rooms, a kitchen and utility room. A basement room is currently used as a home office.



Guide price: £1,000,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All Mains Services



The property

The hallway features wooden floors, high ceilings and an original ceiling rose, with a sash window providing natural light. The sitting room is an attractive west-facing room with a large bay window, an original Edwardian fireplace, wooden floors, and high ceilings with a picture-rail. Wooden stairs lead down from the hallway to the basement room, ideal for use as a playroom or as a study. The large dining room has a south-facing sash window, a period style fireplace with an attractive wooden fire surround and wooden floors.

The kitchen/breakfast room has an internal window looking into the sun porch and another to the garden. It features a range of wall and floor units and integrated appliances including a double oven. There is ample space for a breakfast table and chairs. A utility/boot room with plumbing for a washer and dryer has a large window overlooking the rear garden, and a wooden door opens to the garden. The adjoining cloakroom/shower room is newly fitted with a shower cubicle, a wash hand basin, a W. C, a heated towel rail and a window.



A short set of spiral stairs lead to a double-glazed sunporch with a tiled floor, and a door to a covered open porch. A few more steps lead down to a further basement storage/wine cellar, with a low ceiling.





The property (continued)

A staircase rises to the first floor landing with loft access, that has scope for conversion (subject to building regulations) and a linen cupboard. The principal bedroom has two sash windows and two fitted cupboards. There are three further bedrooms, two with cast iron fireplaces, and all with sash windows allowing lots of natural light. The first floor accommodation is completed with a family bathroom with a bath and an airing cupboard.



Garden and grounds

To the front of the property is a driveway with space for two cars. To the rear is an enclosed garden and is laid mainly to lawn with mature trees and filled flowerbeds.

Situation

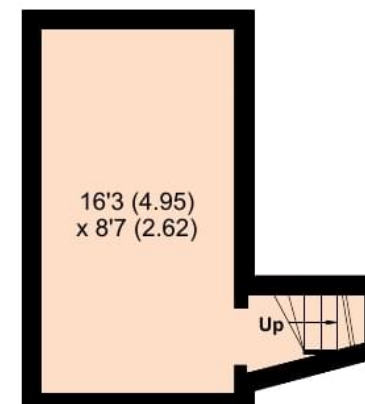
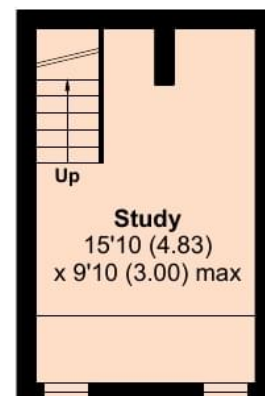
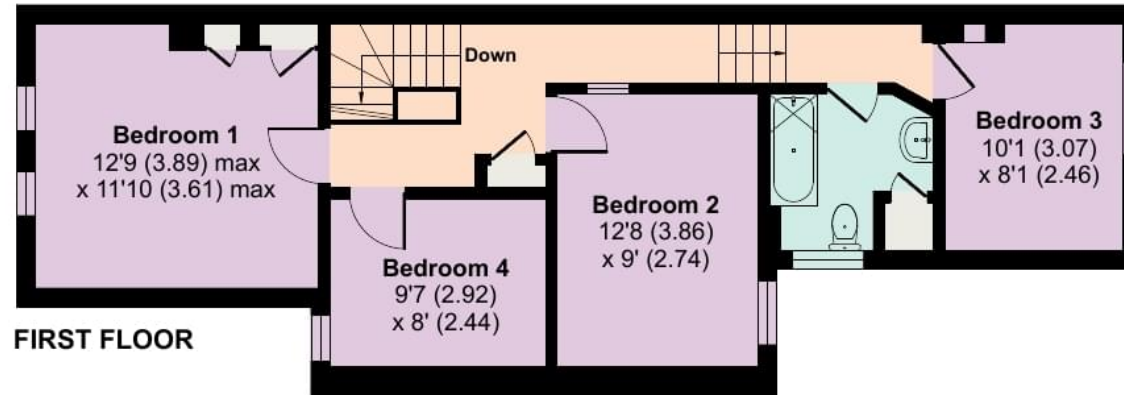
Berkshire Road is one of the most popular residential roads in Henley being situated within 15 minute walk from the centre of this historic riverside town with its excellent local shops, restaurants, pubs, cinema, theatre, train station and the River Thames. Henley is well served with excellent schools for children of all ages, both state and independent with the property located within the outstanding Trinity School catchment area. The area abounds with recreational pursuits including golf courses, tennis, boating on the River Thames, and numerous footpaths and bridleways over the beautiful Chiltern countryside. Gillott's Sports Centre & Indoor Swimming Pool is a short distance away. The property is well placed for access to the M40 motorway (J4) and the M4 motorway (J8/9). Central London is only 40 miles away and Heathrow airport approximately 26 miles.



Berkshire Road, Henley-on-Thames

Approximate Area = 1771 sq ft / 164.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

BASEMENT

Directions (RG9 1ND)

On entering Henley via the bridge turn left along the river and follow the road around into Station Road and onto the traffic lights. Turn left at the lights into the Reading Road. Take the third turning on the right into St Andrews Road. Take fourth turning on the left into Berkshire Road and continue until approximately halfway down the road and 21 can be found on the left.



Knight Frank

Henley

20 Thameside

Henley-on-Thames

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I would be delighted to tell you more

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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.



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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