



ST ANDREWS ROAD, HENLEY-ON-THAMES, RG9



AN ELEGANT CHARACTER PROPERTY

The house is elegantly appointed with premium features throughout.
It has been beautifully renovated to create a spacious family home
that combines contemporary and period features.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Price: £2,850,000



THE PROPERTY

This elegant Victorian detached home has been fully refurbished to an exceptional standard. It is filled with modern comforts while retaining its classic charm, with high ceilings and cornicing.

The heart of the house is a bespoke kitchen/sitting room, meticulously handcrafted by local artisans. It features a stunning Lacanche induction range, a island with seating and a selection of integrated appliances, including a dishwasher and fridges, all perfect for culinary enthusiasts. An attractive dining room is accessed from the kitchen. There is a separate living room to the front of the house with an open fireplace and a further living room to the rear, with a stove and delightful views over the garden. Throughout the property, you'll find wonderful custom carpentry that enhances its character and warmth.









THE PROPERTY (CONTINUED)

The house features four spacious bedrooms, each beautifully designed for comfort and filled with natural light, along with three beautifully appointed bathrooms.

The principal bedroom has a delightful dressing room with a range of wardrobes and an en suite shower room. On the first floor, there are two further bedrooms, both with fitted storage, and a family bathroom. On the second floor, there is a spacious bedroom with plenty of eave storage and an en suite shower room.

For added convenience, the home includes a generous basement, providing ample storage space and an ideal wine store. Above the double garage, a self-contained annexe offers a fifth bedroom, ideal for guests or as a private office.







SITUATION

St Andrews Road is located within the heart of Henley-on-Thames in one of its most popular locations. Henley-on-Thames is a historic riverside town with excellent local shops, restaurants, pubs, cinemas, theatres, a train station and the River Thames.

The property is well placed for access to the M40 motorway (J4) and the M4 motorway (J8/9) at Maidenhead. Central London is only 40 miles away, and Heathrow Airport is approximately 26 miles away. The larger centres of Oxford, High Wycombe and Reading are also easily accessible, as are good rail links to central London. Henley is well served by excellent schools for children of all ages, both state and independent. The property is 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 and Indoor Swimming Pool are a short distance away.

DIRECTIONS (RG9 IHP) What3words [///jars.configure.card](https://www.what3words.com/#!/jars.configure.card)



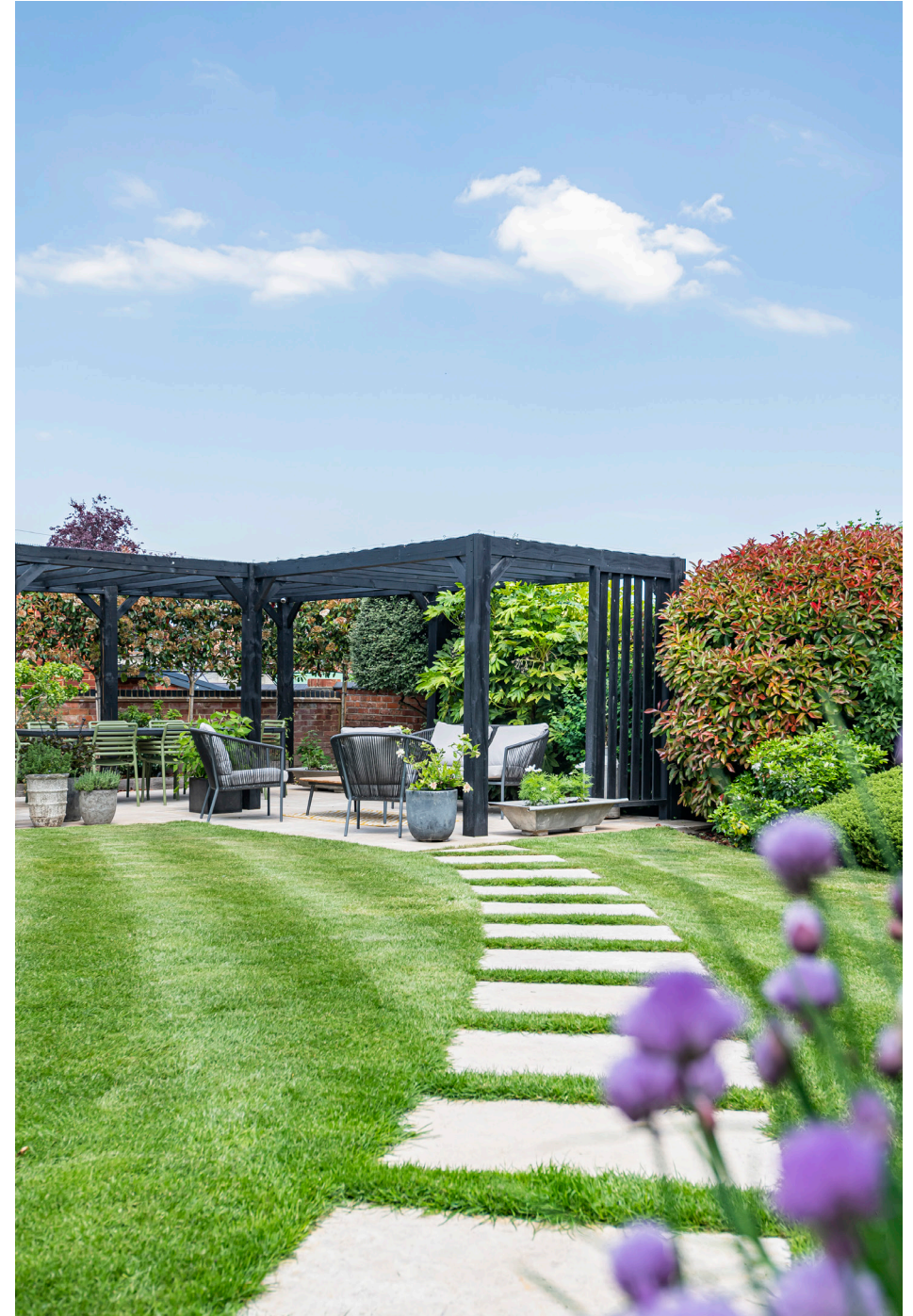


GARDENS

To the front of the property is a driveway with parking in front of the garage. It also has a brick wall with railings and a gate leading to the attractive front entrance.

At the rear, a secluded study/home office is situated in the landscaped garden, creating a lovely workspace surrounded by a selection of mature shrubs and filled flowerbeds. The professionally designed garden is laid mainly to lawn and features two inviting patio seating areas, one with a pergola, perfect for outdoor entertaining or relaxation, along with a charming garden shed.

The garden has a great sense of privacy and can be accessed from both the kitchen via Crittal style French doors and the home office in the annexe.







Approximate Gross Internal Area 3856 sq ft - 358 sq m

Lower Ground Floor Area 187 sq ft – 17 sq m

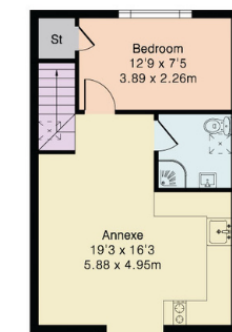
Ground Floor Area 1279 sq ft – 119 sq m

First Floor Area 1075 sq ft – 100 sq m

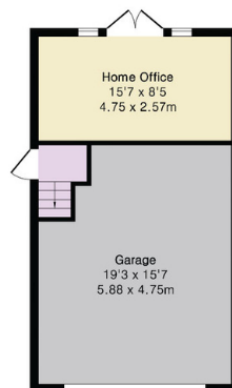
Second Floor Area 477 sq ft – 44 sq m

Garage Ground Floor Area 437 sq ft – 41 sq m

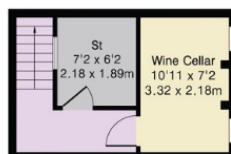
Garage First Floor Area 401 sq ft – 37 sq m



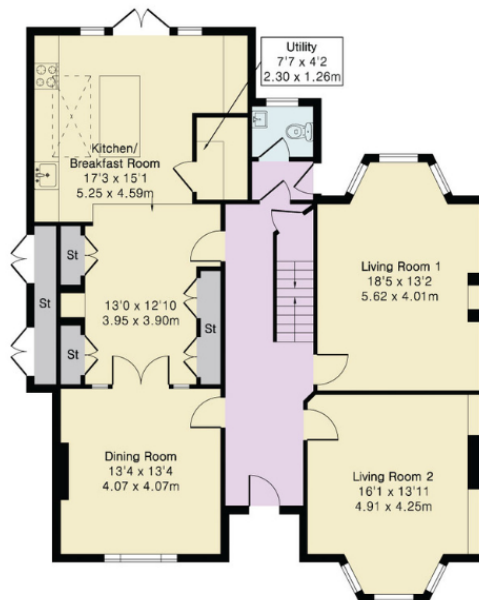
Garage First Floor



Garage Ground Floor



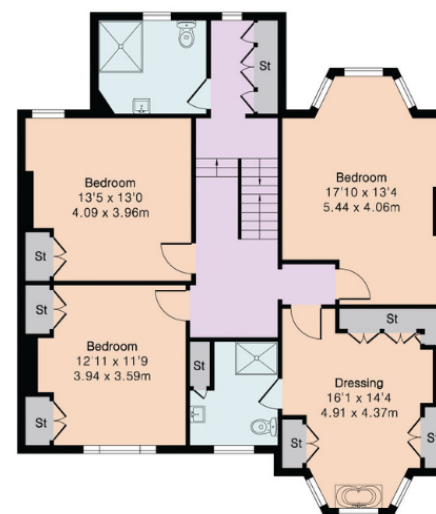
Lower Ground Floor



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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