



NORTHFIELD END, HENLEY-ON-THAMES, RG9





# A SPACIOUS DETACHED PROPERTY CLOSE TO THE TOWN CENTRE

A perfect opportunity to acquire a rarely available detached property in the centre of Henley. It provides spacious living accommodation over two floors, a private garden, a garage, and parking.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All main services

Guide price: £1,595,000





## THE PROPERTY

Upon entering, you are greeted by a spacious entrance hall that opens into a light and airy living room featuring an open fireplace, wooden flooring and French doors opening to the garden. Adjacent to the living room is a dining room, an ideal space for family gatherings. The modern kitchen has floor and wall units with a range of integrated appliances. To one side of the kitchen is a utility with a range of fitted units, ensuring convenience and functionality, and access to the garden. There is also access to a study/home office. Additionally, a garage with internal access offers plenty of storage.

Stairs lead up to a bright landing connecting to the principal bedroom, which has an en suite bathroom featuring a large shower. There are also two further double bedrooms, a single bedroom and a family bathroom.











## SITUATION

49 Northfield End is conveniently situated within walking distance of the centre of Henley-on-Thames and all local amenities, including shops, restaurants, supermarkets, schools, health and fitness clubs, cinemas, theatres, and multiple transport links. The main one is Henley Railway Station, which provides quick and efficient routes into London Paddington (under 1 hour).

The property is close to some of the best schools in the area, both state and private, with Rupert House, Shiplake College, Queen Anne's, and The Oratory all within driving distance.

There are lovely walks across the Chiltern Hills, and the Thames towpath is within easy reach. The property is also a short distance from the Phyllis Court Private Members Club.

DIRECTIONS (RG9 2JJ)

what3words: ///slide.worthy.stove







# GARDEN

Externally, the rear of the property features a low-maintenance garden with a patio area. The garden is enclosed by brick walls and panel fencing, providing a high level of privacy. With some landscaping, it would be a delightful outdoor space, ideal for al fresco entertaining.

There is ample parking space for several cars on the gravel drive and a garage to the side of the property. A gravel path leads up to the front door, which is bordered by a mature hedge and a specimen tree.













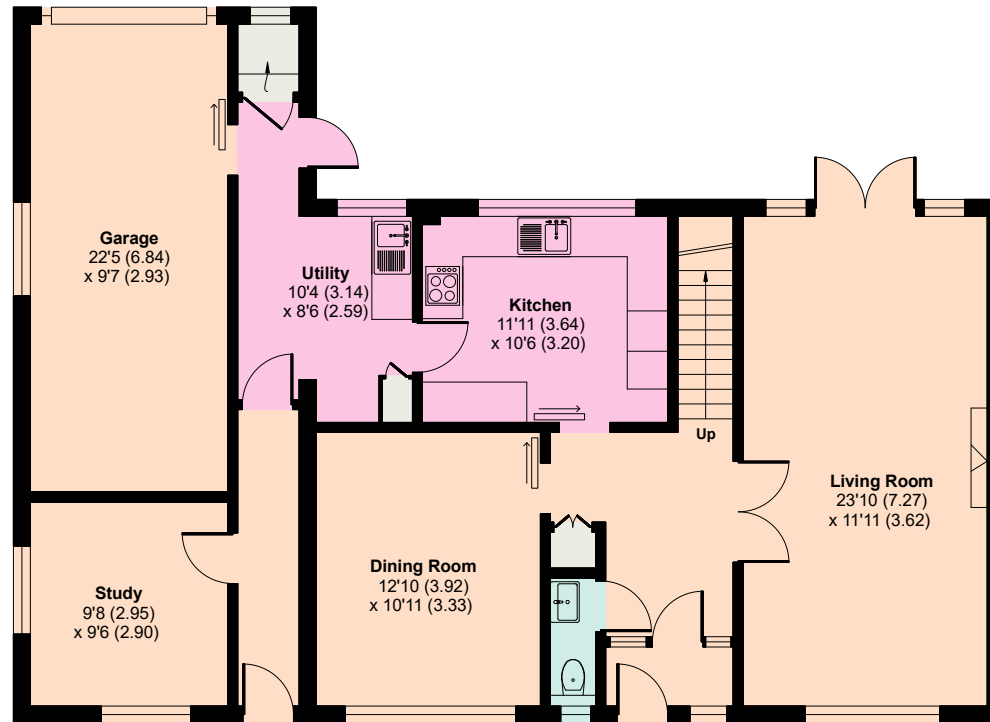
# Northfield End, Henley-on-Thames

Approximate Area = 1778 sq ft / 165.1 sq m

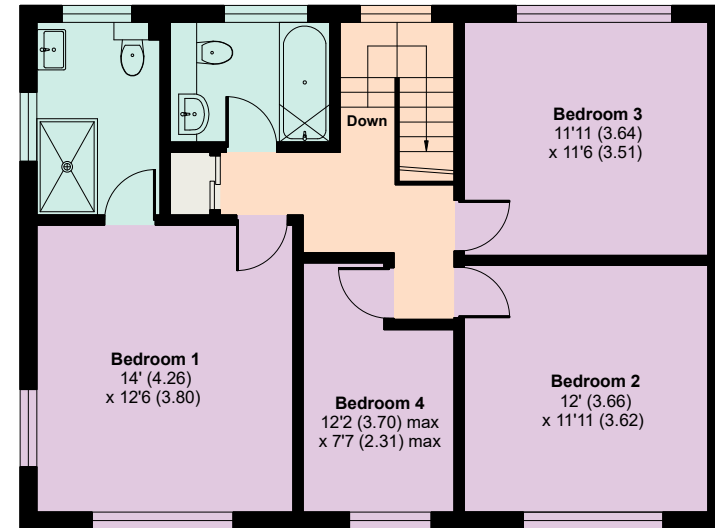
Garage = 219 sq ft / 20.3 sq m

Total = 1997 sq ft / 185.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Knight Frank LLP. REF: 1327013

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  
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