



CHILTERNS END CLOSE, HENLEY-ON-THAMES, RG9



A FAMILY HOME IN THE HEART OF HENLEY-ON-THAMES

Built in 1999 by Bewley Homes, this attractive property offers flexible accommodation arranged over three floors, along with a private garden and a double garage.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains

Guide Price : £1,350,000



THE PROPERTY

Upon entering, a reception room to the left is currently used as a study but is generously sized to accommodate a variety of purposes. The spacious living room features a cosy fireplace and double doors that open onto the rear garden. A large open-plan kitchen/breakfast room with integrated appliances flows seamlessly into a bright conservatory/dining area with views over the garden. A separate utility room provides practical space, while access to the substantial garage and a convenient WC complete the ground floor.

The first floor offers four bedrooms, with the principal bedroom benefiting from ample built-in storage and a private en suite. Bedroom two also enjoys its own en suite, while a family bathroom serves the remaining rooms. The second floor features a fifth bedroom with its own en suite, while additional loft space completes this level.







SITUATION

The property occupies a favoured position on Chiltern End Close, approximately one mile from the centre of Henley-on-Thames. Henley is a pretty market town on the banks of the river Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It has a thriving social scene, with various clubs and societies, many excellent restaurants, and a good selection of shops.

Reading, London and national travel networks are easily accessible via nearby M4 and M40 motorways and by rail from Henley's own train station. Reading to Paddington is approximately 25 minutes. Schools in the area include Valley Road Primary School, Rupert House School, Gillott's Reading, and London, and national travel networks are easily accessible via nearby M4 and M40 motorways and by rail from Henley's own train station. Reading to Paddington is approximately 25 minutes. Schools in the area include Valley Road Primary School, Rupert House School, Gillott's School, The Oratory School, Shiplake College, Reading Blue Coat, Queen Anne's School, and Cranford House School, to name a few.

what3words /// sprouted.gadgets.desktops



GARDENS & GROUNDS

Situated in a quiet cul-de-sac, the property benefits from a driveway for two cars and a garage.

To the right of the property, steps lead down to a charming shared communal courtyard garden, featuring a gravel path, neatly maintained hedges, and benches—an ideal extension of the garden. The upkeep of this space is managed by the Chilterns End Close Management Company, run by the seven houses in the Close, with each contributing £60 per month.

Access to the rear garden is available via a side gate, as well as through double doors from both the conservatory and living room. The garden is mainly laid to lawn, complemented by a patio area, with mature trees, hedging, and fencing enhancing the sense of seclusion.





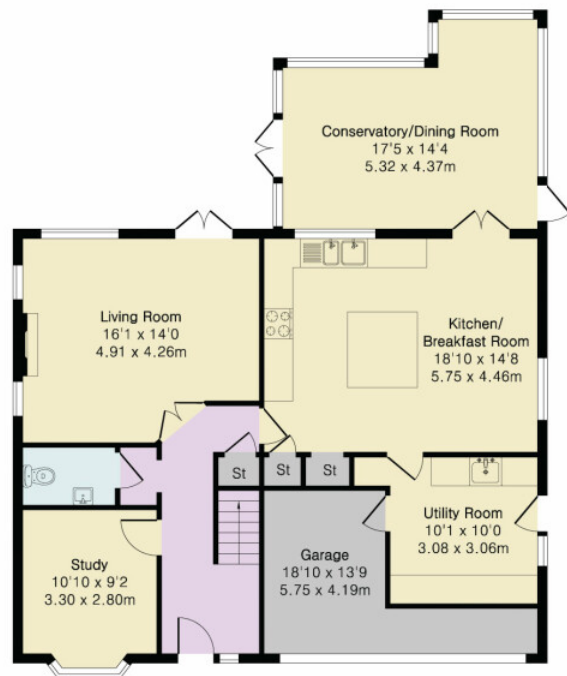


**Approximate Gross Internal Area 2455 sq ft - 228 sq m
(Including Garage)**

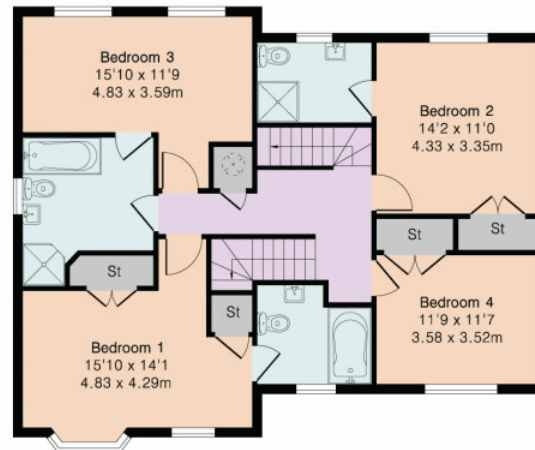
Ground Floor Area 1234 sq ft – 115 sq m

First Floor Area 904 sq ft – 84 sq m

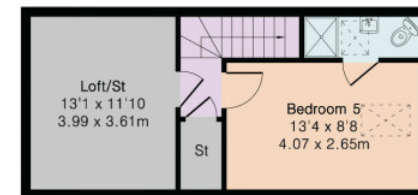
Second Floor Area 317 sq ft – 29 sq m



Ground Floor



First Floor



Second 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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