



BERKSHIRE ROAD, HENLEY-ON-THAMES



FAMILY HOME IN THE HEART OF HENLEY-ON-THAMES

The property is set on a prime residential road, under a mile from the train station and town centre. It offers excellent, thoughtfully designed living space with many high specification finishes.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: All mains

Guide Price : £1,395,000



THE PROPERTY

A recessed porch leads into a spacious and inviting entrance hall, complete with a concealed cupboard offering excellent storage for coats, and more. The sitting room has been thoughtfully redesigned into a bright, elegant, and comfortable space, featuring a large box bay window and a striking feature wall with an open fireplace. On the opposite side of the hallway, a hidden door reveals a versatile office/snug and a ground floor cloakroom. To the rear, a stunning open-plan kitchen and dining area boasts a vaulted ceiling, generous island with breakfast bar, and two sets of glazed patio doors opening onto the terrace. An adjoining, stylishly finished bar/cinema room adds a cosy retreat, while a separate, well-appointed utility room with side access is conveniently located off the kitchen.







THE PROPERTY (CONTINUED)

Upstairs, the landing gives access to four generously sized bedrooms. The principal suite has been cleverly redesigned to incorporate a dressing area with an array of fitted wardrobes, leading to a stunning en suite bathroom complete with a feature freestanding bath and separate shower cubicle. A sleek and modern family bathroom serves the remaining bedrooms.

GARDENS & GROUNDS

Outside, the property boasts strong kerb appeal, enhanced by a spacious gravel driveway and recently refreshed render with wood-effect cladding. Gated side access leads to the rear garden — an ideal setting for both relaxation and entertaining. It features a large terrace perfect for al fresco dining, a generous lawn, and beautifully planted flower beds, mature borders, and a variety of specimen trees.



SITUATION

Berkshire Road is one of Henley's most popular residential roads. One advantage of being positioned on Berkshire Road is the ability to walk into the heart of Henley. There is an excellent selection of boutiques and shops, a Waitrose supermarket and many cafes and restaurants. The town also has a cinema and a theatre. Henley is well served for schools, including The Oratory, Shiplake College, Reading Blue Coat, Wycombe Abbey and Queen Anne's Caversham for girls.

The larger centres of Reading and Oxford provide further shopping, leisure and recreational facilities.

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 is approximately 26 miles away. 15 minute walk to Henley train station.

DIRECTIONS (RG9 1NA)

what3words: ///opts.chestnuts.claw



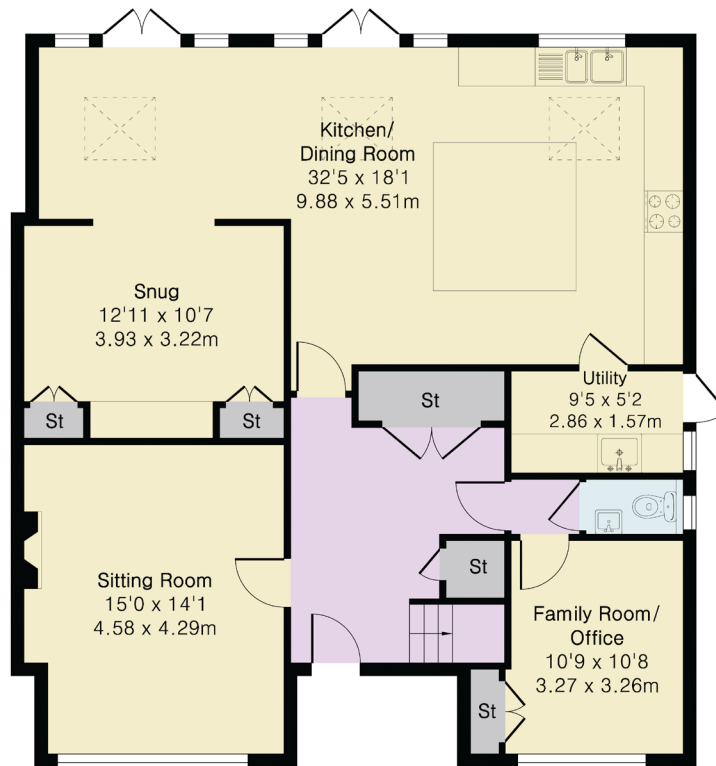




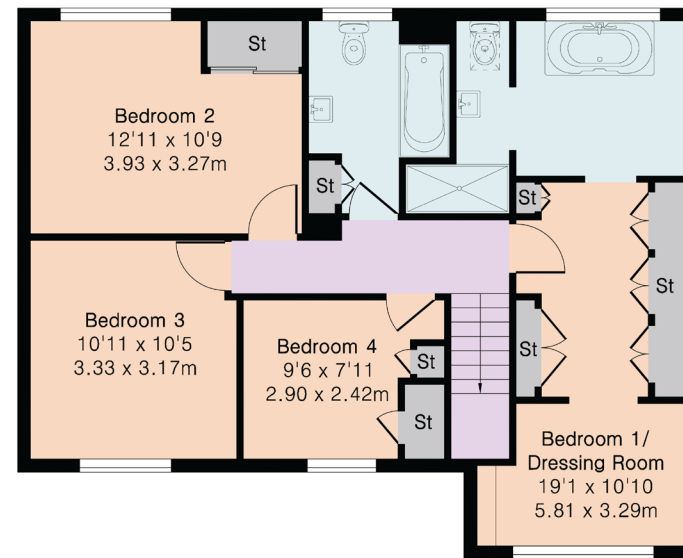
Approximate Gross Internal Area 1911 sq ft - 178 sq m

Ground Floor Area 1130 sq ft – 105 sq m

First Floor Area 781 sq ft – 73 sq m



Ground 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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