

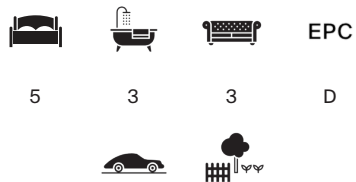


ST MARKS ROAD, HENLEY-ON-THAMES, RG9



A STUNNING SEMI-DETACHED VICTORIAN FAMILY HOME

The property is elegantly presented throughout and offers excellent, versatile family living. It has been thoughtfully extended and refurbished to a high standard.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Offers in excess of: £1,500,000



THE PROPERTY

Stone steps lead up to the porch and glazed front door. The hallway provides access to the sitting room and dining area on the left. The sitting room features a fireplace with an attractive painted surround and a wood-burning stove. Both the hallway and the sitting room, as well as the dining area, have oak flooring. The kitchen is a stunning space, enhanced by roof lights and two pairs of Crittall-style doors that allow plenty of natural light. It has a range of wall and floor units with quartz worktops, along with a central island and integrated appliances which include an eye-level oven with a plate warmer, a combination oven/microwave, a gas hob, a dishwasher, and a wine fridge. The island provides space for a dining area, complemented by ample room for a sitting area.









THE PROPERTY (CONTINUED)

The basement features a utility room and a family room equipped with extensive cupboards and shelving, making it perfect for teenagers or younger children as a playroom/TV room. From the ground floor, stairs ascend to the first floor, which comprises a principal bedroom with a large bay window providing lots of natural light and fitted wardrobes, two additional bedrooms with wardrobes and views over the rear garden, a family bathroom, and a separate shower room. From the landing, stairs lead to the second floor, which includes two bedrooms with roof lights and a shower room with a WC.

The property retains many original features, including sash windows, high ceilings, cornicing, and ornate fireplaces in several rooms.







SITUATION

St. Marks Road is one of Henley's most popular locations, within a short distance of the town centre and the Trinity School Catchment area, one of many excellent schools. Henley-on-Thames offers a comprehensive range of shopping, schooling, recreational facilities, a theatre and a cinema. Henley Station, with trains to Paddington (via Twyford) taking approximately 55 minutes, is also within a short distance of the property. The larger towns of Reading and Oxford are also easily accessible, providing additional high street shopping and recreational facilities. The M4 & M40 motorways nearby give fast and easy access to Heathrow, London, the M25 and the West Country.



DIRECTIONS (RG9 1LP)

What3words ///cracking.dusty.sized





GARDEN

At the front of the property is a gravel driveway with parking for two cars, with a tiled path that leads to the front steps. There is also an EV charging point.

The rear features a beautifully landscaped garden with a spacious patio area, ideal for al fresco entertaining, and steps that lead up to a lawn bordered by attractive flowerbeds and brick walls. A path leads to the rear of the garden, which includes a garden shed (with electricity) and additional flowerbeds with fruit trees.





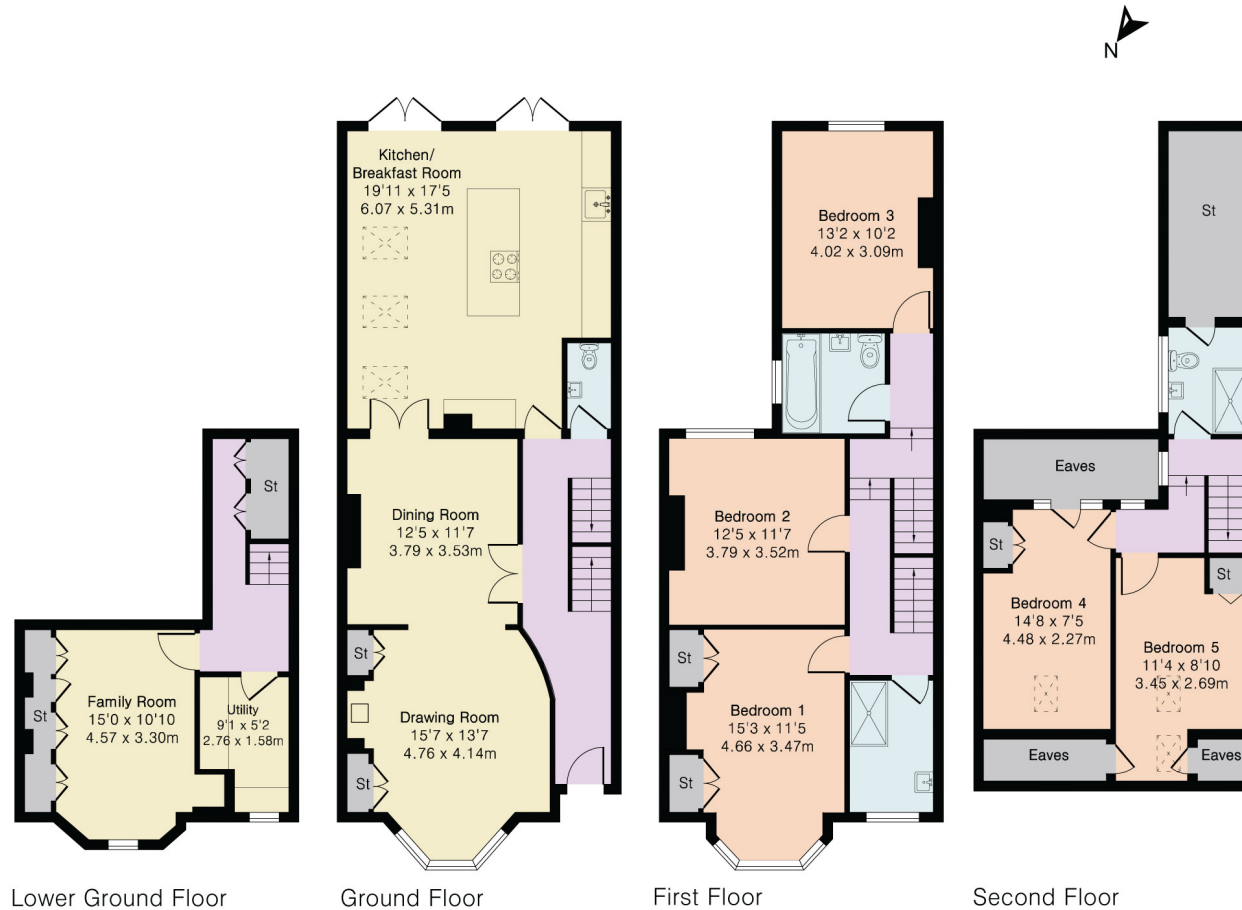
Approximate Gross Internal Area 2190 sq ft - 203 sq m

Lower Ground Floor Area 293 sq ft – 27 sq m

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 670 sq ft – 62 sq m

Second Floor Area 411 sq ft – 38 sq m



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)

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