



GREYS HILL, HENLEY-ON-THAMES







# A CHARMING VICTORIAN PROPERTY ON A POPULAR ROAD

This beautifully presented double fronted Victorian Villa is located on the sought-after southern side of Greys Hill. The property is a short walk from the town centre, train station, and River Thames.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Guide Price: £975,000



## THE PROPERTY

Upon entering the spacious reception hall, that has ample storage and a decorative fireplace, the living room sits to the right with sliding doors which open onto a south-facing terrace. The stylish kitchen/breakfast room has a light-filled conservatory to the back with views across the garden, a separate utility/WC with a separate washing machine and dryer completes the ground floor.

Upstairs, there are four bedrooms, including the principal room with a vaulted ceiling, Juliet balcony, and en suite bathroom. A family bathroom serves the remaining bedrooms.











## SITUATION

Greys Hill occupies a prime position just a short stroll from Henley-on-Thames town centre and only moments from the River Thames, in the very heart of this historic market town—renowned for its annual Royal Regatta and the Henley Festival. A wide range of local amenities is close by, including two supermarkets, boutique shops, restaurants, a cinema, and a theatre. The area is well served by both private and state schools, including Trinity CE Primary School, Rupert House Preparatory, St Mary's School, and Gillotts. Nearby independent options include Reading Blue Coat School in Sonning, Queen Anne's in Caversham, The Oratory Preparatory and Senior Schools in Woodcote, The Henley College, and Shiplake College, approximately 3 miles away.







# GARDENS & GROUNDS

A front terrace with charming metal railings and a gate leads you to the front door, creating a welcoming entrance. At the rear, the south-facing garden features two separate patio areas divided by a central lawn, along with a home office. Flowering shrubs and seating border the garden, and fencing provides a good degree of privacy.

## DIRECTIONS

From the town hall in the centre of Henley continue through Greys Road car park and turn right onto Greys Road. Continue up Greys Road passing the Saracens Head on your left hand side and take the next left onto Greys Hill where the property will be found on the right hand side.

What3words/// upper.doubt.gadget













**Approximate Gross Internal Area 1494 sq ft - 139 sq m  
(Excluding Outbuilding)**

Ground Floor Area 763 sq ft – 71 sq m

First Floor Area 731 sq ft – 68 sq m

Outbuilding Area 54 sq ft – 5 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)



We would be delighted  
to tell you more.

**Matt Davies**  
07870 154 784  
[matt.davies@knightfrank.com](mailto:matt.davies@knightfrank.com)

**Knight Frank Henley**  
20 Thameside  
Henley-on-Thames, RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.