

32 Vicarage Road,  
Henley-On-Thames RG9







**An attractive, bay fronted period house occupying a wonderful position on this sought after road.**



Marlow 8 miles • Reading 9 miles • M40 (J4) 9 miles • M4 (J8/9) 8 miles, London Heathrow 26 miles • Central London 40 miles  
(All distances and timings are approximate)





# Situation

32 Vicarage Road is located within the heart of Henley-on-Thames on one of the most sought after residential roads and a short walk from the popular Trinity C.E. Primary School. Schools in the area include Rupert House Preparatory School, Trinity C.E. Primary School (Ofsted Outstanding), St. Mary's Preparatory School, Gillott's School, Shiplake College, Moultsford Prep (there is a bus service from Henley), Reading Blue Coat School in Sonning, St. Helen and St. Katharine in Abingdon, Abingdon School, Queen Anne's and Wycombe Abbey for Girls. The property is well placed for access to the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead.

The larger centres of Oxford, High Wycombe and Reading are also easily accessible, as are good rail links to central London.

# The property

The property and the generous living accommodation is arranged over 4 floors. On the ground floor the entrance hall leads to the drawing room located at the front of the house with its impressive bay window, high ceilings and fireplace with wood burning stove. Beyond the drawing room is the family room/ formal dining room, also with a wood burning stove, which flows through to the beautiful deVol fitted kitchen/breakfast room complete with pantry, a range of built-in appliances and bi-folding doors opening onto the terrace and gardens beyond. The kitchen is a wonderful room with a number of windows and skylights making it light and providing pleasant views of the landscaped gardens.

Stairs from the hallway lead down to the lower ground floor where there is a fully fitted study with natural light and a separate utility room.

On the first floor the guest bedroom is at the front of the house, with 3 large sash windows, fitted wardrobes and a feature fireplace. The Principal bedroom suite benefits from an en suite shower room and views over the rear garden and there is a third double bedroom located at the back of the house.

On the second floor there are a further two bedrooms both of which are served by the family bathroom.



Vicarage Road, Henley-on-Thames  
APPROXIMATE GROSS INTERNAL FLOOR AREA  
Main House = 184sq.m (1,986sq.ft)



□□□□ Denotes restricted head height  
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## Garden and Grounds

To the front of the house there is parking for at least 3 cars. A covered side access leads to the rear south west facing garden which has been cleverly landscaped to provide an attractive sunken terrace with steps up to the lawn/astro. At the top of the garden is a further seating area with a pergola providing shade and a covered area, ideal for al fresco dining.

## Directions (RG9 IHW)

From Knight Frank Henley office follow the road to the traffic light, go across and follow the Thameside road along the river. Turn slightly right into Station road and follow the road to the next traffic lights. Turn left onto the Reading Road, then right onto St. Marks Road, turn left onto Vicarage road and no 32 is on the right.

### Services

Mains gas, electricity, water and drainage.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains and light fittings are specifically excluded from the sale, but may be available by separate negotiation.

### Viewing

Strictly by appointment only with the sole agents Knight Frank LLP.

### Local Authority

South Oxfordshire District Council.

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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.

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