

Fairmile, Henley-on-Thames RG9



A charming Grade II listed late Georgian Townhouse.

A fine example of late Georgian architecture, retaining many original features including an open fireplace, high ceilings, cornicing and bay windows with original shutters.

The property offers flexible accommodation arranged over four floors. The kitchen consists of wooden units and integrated appliances under a granite worktop. To the rear of the property are magnificent rural views which can be enjoyed from throughout the house. The bedrooms provide fine and sensible family accommodation.



Tenure: Available freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: Mains water, electricity, drainage, gas-fired central heating.



Flexible accommodation across four floors.





Beautiful rural views from the master bedroom.

Gardens and Grounds

The property is approached via a separate pedestrian entrance from the pavement, a wooden gate opens into a pretty walled garden. A beech hedge separates the main lawn from the front garden. There is a raised patio to the side of the house which is positioned to enjoy all day sun.



Situation

This semi-detached Georgian townhouse is situated within a short stroll of Henley town centre. Henley-on-Thames offers a comprehensive variety of shops and restaurants, as well as boasting the famous Royal Regatta. The larger centres of Reading and Oxford are located 9 and 25 miles away respectively, providing a wider range of facilities. The area is also well served for public and private schools including Wycombe Abbey, St. Pirans, The Oratory School, Queen Anne's School, Rupert House Preparatory School, Trinity C.E. Primary School and Gillott's School. Central London is only 40 miles away and Heathrow airport, approximately 26 miles away.

Directions (RG9 2JZ)

From London exit the M4 at J8/9 signed to Henley and Marlow, bearing right onto the A404. Take the second exit signed to Henley following this road through Hurley and dropping down into Henley town centre. Upon entering Henley, proceed over the bridge and over two sets of traffic lights into the centre of town, bearing right at the third set of traffic lights into Bell Street. Proceed along Bell Street and straight over the double roundabout signed to Nettlebed and Oxford. Continue through Northfield End where 6 Fairmile can be found on the right hand side before the Fairmile opens out onto grass verges.

What3words /// pound.slam.signature



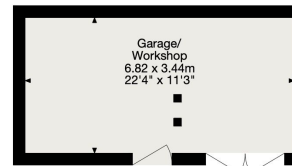
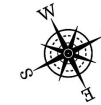
Fair Mile Henley-on-Thames

Gross Internal Area (Approx.)

Main House = 194 sq m / 2,088 sq ft

Garage = 23 sq m / 247 sq ft

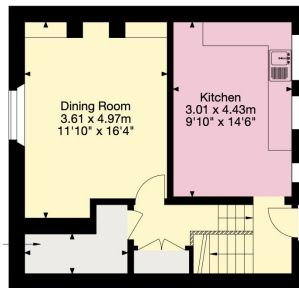
Total Area = 217 sq m / 2,335 sq ft



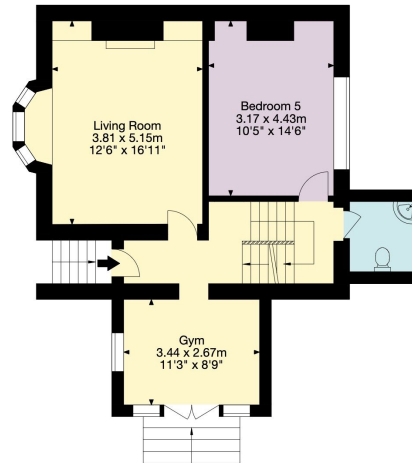
Garage



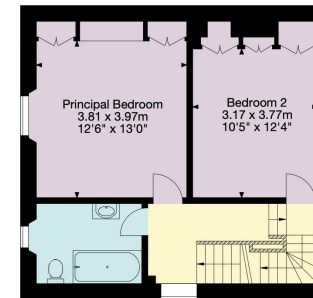
Second Floor



Lower Ground Floor



Ground Floor



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

knightfrank.co.uk

I would be delighted to tell you more

Nick Warner

01491 844901

nick.warner@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 12/06/2024. Photographs and videos dated 12/06/2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

