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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



## 2 Chiltern Croft, Henley-on-Thames, RG9 4NY

A charming, mid-Victorian semi-detached house having been extended to create a flexible family home, set in wonderful gardens extending to approximately  $\frac{3}{4}$  of an acre.

**Guide Price £1,250,000 Freehold**

**EPC Rating D (55)**

**2 Chiltern Croft  
Henley-on-Thames  
Oxon  
RG9 4NY**

**Mileages (approximate)**

Henley-on-Thames	2 miles
Reading town centre	10 miles
Maidenhead town centre	11 miles
Marlow	9 miles
M4 Junction 8/9 (Maidenhead)	11 miles
M40 Junction 4 (Handy cross)	13 miles
Heathrow airport	25 miles
Central London	39 miles

For the first time in over 35 years, this charming Victorian house is now on the market. Built in 1866 as part of a single large home, it was later thoughtfully divided into two distinct properties.

In 1978, the house underwent a significant two-storey extension to the rear, creating a spacious living room on the ground floor, along with two additional bedrooms on the first floor. The ground guest suite was added to the rear of the double garages in 2002.



The fitted kitchen comprises of John Lewis of Hungerford units with pale green cabinetry and marble work surfaces, with a breakfast room off to the side and separate dining room adjacent. A useful cellar is accessed via a brick staircase, fully equipped with power and lighting. On the first floor are 4 bedrooms, one currently presented as a study and a bathroom with separate WC.

The guest suite features a large triple-aspect room with a vaulted ceiling and feature fireplace, complete with an inset wood-burning stove. French doors open out to the gardens with a large automatic awning. The suite includes a spacious shower room with glass and tile enclosure, pedestal washbasin and WC. Adjacent is a large utility room with generous space and plumbing for laundry machines, along with an oil-fired boiler for central heating and hot water. This leads through to the substantial garage.

However, the true highlight is the magnificent garden, which extends to approximately  $\frac{3}{4}$  of an acre. The generous front driveway provides parking for 3-4 cars, and features an ornamental pond. The south-facing rear gardens are split into two sections, offering a stunning variety of specimen trees, shrubs and plants, attracting an abundance of wildlife. Structural highlights include a dining gazebo, a superb treehouse, and deck, a second pond and a vine-covered pergola. The second part of the garden includes raised vegetable beds, fruit and herb gardens with greenhouses and sheds, all backing onto farmland with elevated views over a valley.



## Situation

Situated in a picturesque location with views over farmland to both the front and rear, this property lies about 1.5 miles west of the historic market town of Henley-on-Thames, home to the Royal Regatta, Henley Music Festival and the Literary and Fringe Festival. The town offers an array of cafes, bars and restaurants, as well as doctor and dental surgeries along with cultural and community amenities such as a theatre, a three-screen cinema, and private members clubs. Henley-on-Thames offers a wide range of sporting activities such as a number of fine golf courses, cricket, rugby, football and hockey clubs and, of course, rowing and boating on the river. The surrounding countryside also provides extensive walking and riding through a well-linked network of public footpaths.

The train station offers services via Shiplake and Wargrave to Twyford, connecting to the Paddington mainline, including Elizabeth Line services to Central London and beyond.

The local area is renowned for its excellent schools including three highly regarded state primary schools, Gillotts Secondary Academy and Henley College. Independent schools such as Rupert House and St Mary's in Henley as well as Shiplake College, The Oratory, and Queen Anne's, amongst others, are all within a 30 minute drive.

## Directions

From our offices in the centre of Henley-on-Thames, head along Bell Street and take the first exit at the mini roundabout onto Kings Road. Follow the road up and around to the left and, at the mini roundabout, take the second exit towards the town centre. Continue following the one-way system around the Town Hall then take the second exit onto Gravel Hill. Proceed up the hill and out of the town for about 1.5 miles. The property will be on your left just after one of the entrances to the Hernes Estate

**Services:** Mains connected electric and water, private drainage and oil-fired central heating.

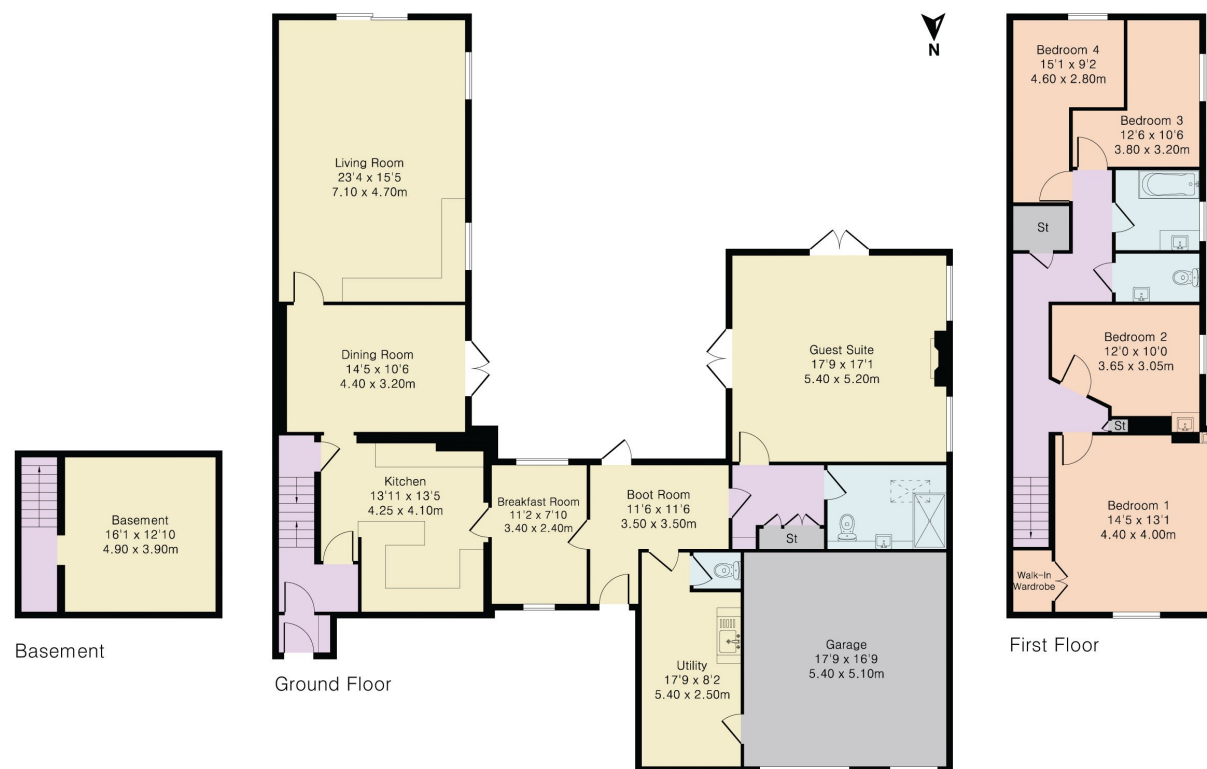
**Broadband :** Ultrafast fibre broadband available

Approximate Gross Internal Area 2861 sq ft – 265 sq m

Basement Area 206 sq ft – 19 sq m

Ground Floor Area 1878 sq ft – 174 sq m

First Floor Area 777 sq ft – 72 sq m



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