






{ NORTHEND, HENLEY ON THAMES RG9
£5,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Northend, Henley on Thames RG9

£5,500 Per Month
Unfurnished

 6 Bedrooms
 4 Bathrooms
 3 Receptions

Features

- Detached county house in rural location, - 1 bedroom annexe, - Impressive views and well established landscaped gardens just under 1.5 acres, - Excellent access to country walks, - Available April

Council Tax

Council Tax Band H

Hamptons
14 Hart Street
Henley, RG9 2AU
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The Property

A charming bright and modern country house with generous wrap around landscaped gardens. The flexible accommodation includes a double height entrance hall, drawing room with French doors leading to the terrace. The kitchen, dining, reception space with adjoining laundry room and pantry. The annexe is connected to the main house by an additional reception room and is presented in excellent order and includes a modern kitchen and shower room, bedroom and living room. Upstairs the extensive accommodation is spread across two parts of the house. Above the main residence there's a principal bedroom with ensuite shower room, built in wardrobes and exceptional views. Two further bedrooms and a family bathroom. Across a suspended landing over the reception hall are two additional bedrooms, bathroom wc and a storage room. Available now. Unfurnished.

Outside

The seven bar wooden gates open to a generously sized gravel driveway which curves round in front of the house to a spacious parking area, detached barn garage and carport. The gardens envelop the property to the south and east. To the rear of the house, there's a paved terrace, a gravel seating area, a pond, storage room and summerhouse. There's also an additional terrace to the side which has a southerly aspect.

Location

Northend is situated high in the Chilterns with excellent access to local foot paths and bridalways. There's a variety of pubs and restaurants in the surrounding

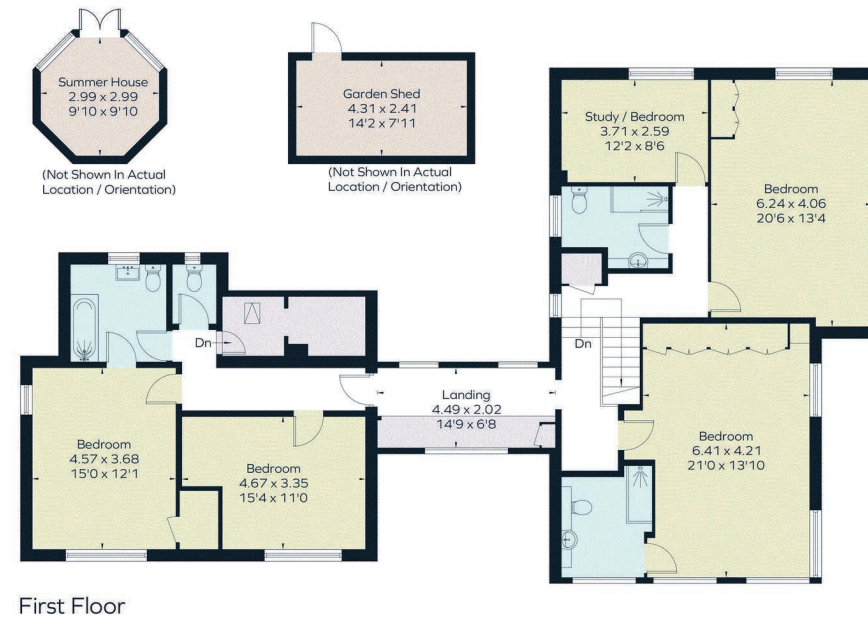
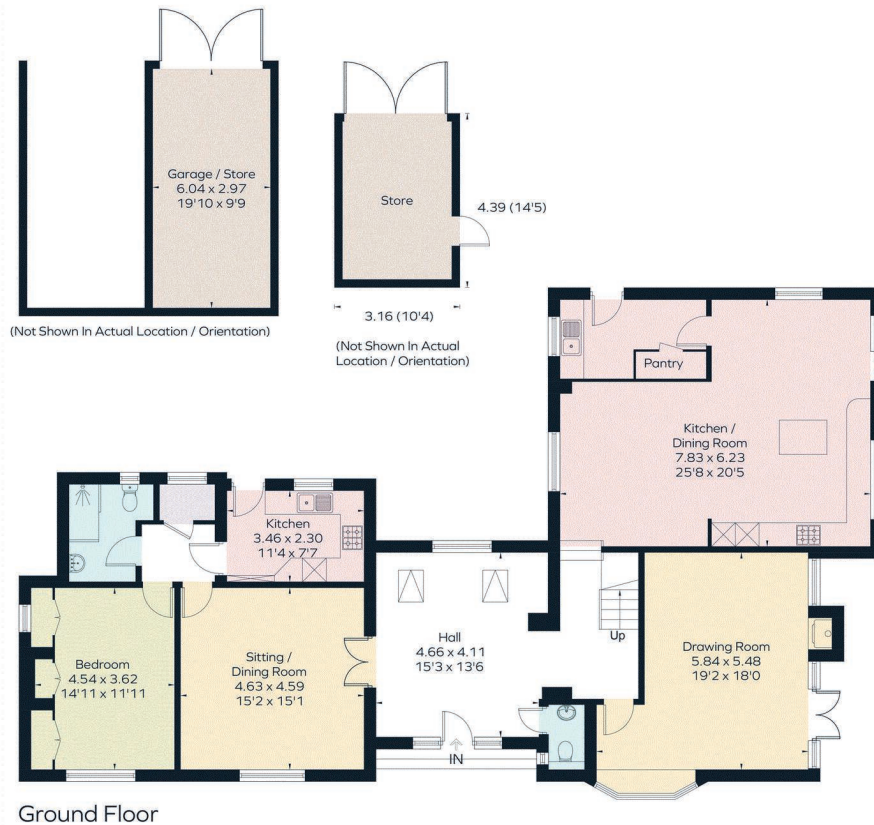
villages. Watlington is approx four miles and offers day to day amenities. The town of Henley on Thames offers an array of shops and restaurants. There are highly regarded schools in the area including grammar and independent. The M4 and M40 are readily accessible by road. Railways links are available via GWR and Elizabeth Line and Marlebone via High Wycombe. A 24 hour bus service called the Oxford Tube a travel service to and from London pick up at Lewknor.

Additional Information

Mains water, drainage via a septic tank, ofch.



Approximate Floor Area = 318.8 sq m / 3431 sq ft
 Outbuildings = 36.3 sq m / 391 sq ft
 Total = 355.1 sq m / 3822 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69490

For Clarification
 We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

