



299 Reading Road

Henley on Thames

RG9 1EL

A pretty and charming mid-Victorian cottage, enjoying lots of character features, situated towards the outskirts of the town, close to the River Thames. Presented in excellent decorative order, benefiting from a delightful garden of over 130' in depth and off-street parking for one vehicle.

£465,000 Freehold

**OPEN PLAN RECEPTION with WOODBURNER
DINING AREA
SPACIOUS FITTED KITCHEN
GROUND FLOOR BATHROOM
TWO FIRST FLOOR BEDROOMS
USEFUL BASEMENT/CELLAR with radiator
GAS CENTRAL HEATING
DELIGHTFUL MATURE REAR GARDEN of over
130' With DIFFERENT SEATING AREAS
OFF STREET PARKING**



The Property

A charming and characterful terraced cottage, believed to have been built approx mid 1800's offering many period features with fireplace and wood burning stove, separate dining area and balustrade with steps to a cellar, which provides useful storage or workspace, with limited head height. The kitchen is well fitted and enjoys bifold doors opening to the patio and garden. There is a ground floor bathroom with shower. On the first floor are two bedrooms. To the front there is off street parking for one vehicle and to the rear is a delightful garden, which extends to over 130' in depth and naturally divides into, lawn, meandering paths lead to seating areas, pergola and finally to a vegetable garden, with a summer house/shed to the rear.

Location

Situated approx. a mile on the south side of the town, also just a short walk to both Tesco supermarket and the river Thames. Henley town centre offers comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants, and a weekly market. Henley railway station offers an excellent service into London Paddington (approx. 50 mins). The river Thames of course enjoys many attractions, including the international annual Royal Regatta.

Accommodation

Entrance door into the main reception room, with original wide floorboards, red brick fireplace with quarry tiled hearth and wood burning stove. Dining area with stairs off and balustrade with steps down to the cellar, a useful work space or storage, with radiator (limited head height). The kitchen is of good size, with cupboards to two walls with worktops, built under oven with ceramic hob, space for further appliances, plumbing for washing machine. Worcester gas Combi boiler, double glazed bifold doors to patio and garden. Bathroom off the kitchen, white suite with panel bath, shower over with screen, WC and wash basin, sky lite. On the first floor are two bedrooms.

Outside

To the front is brick and paved, hard standing with parking for one vehicle. The rear garden is a lovely private space, enclosed by a brick wall and fencing. paving to the immediate rear, opening into a lawn, with climbing shrubs, halfway along is a further paved area, attractively planted with semi mature silver birch trees, beyond this is a further paved area with Pergola and a vegetable garden at the far end, with espalier fruit trees and a summer house/shed with overhanging seating area.

Services

All main services are connected

Council Tax

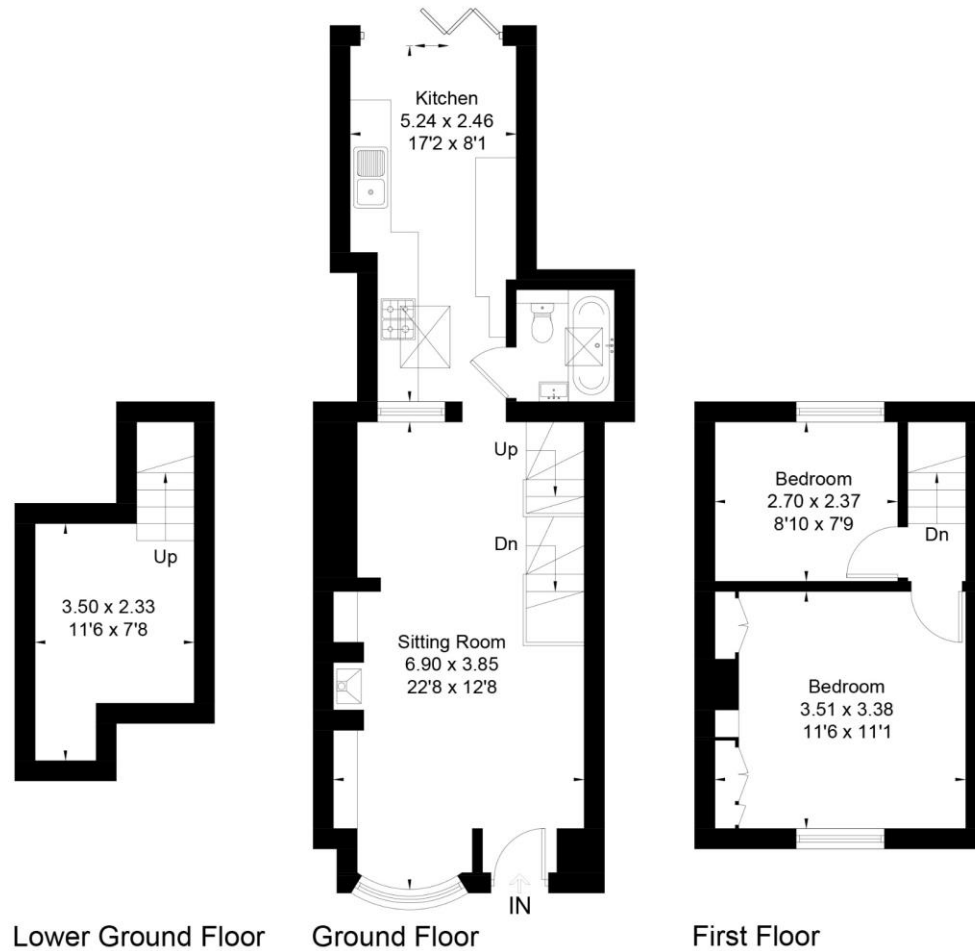
South Oxfordshire District Council
Band D

Note

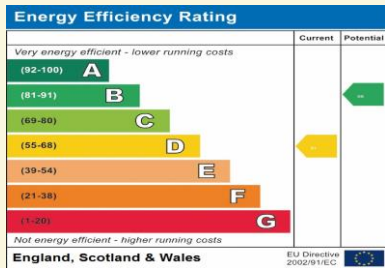
Some of the photos show the garden in the summer.



Approximate Floor Area = 69.8 sq m / 751 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 #65151



01491 413131

Henley-on-Thames
richard@jacksonpc.co.uk
jacksonpc.co.uk

IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed.

RJ Richard Jackson
 PROPERTY CONSULTANTS

