



**RJ** Richard Jackson  
PROPERTY CONSULTANTS



# 3 Western Road

## Henley on Thames

### RG9 1JL

An elegant well-presented five bedroom semi-detached Edwardian family home, offering exceptionally spacious family accommodation arranged over three floors, with garden and large roof terrace. Located in a prime residential position, within easy walking distance of Henley on Thames town centre.

**£1,395,000 Freehold**

**ELEGANT SITTING ROOM with high ceiling**  
**DINING ROOM**  
**SPACIOUS KITCHEN/BREAKFAST ROOM**  
**MASTER BEDROOM** Ensuite & walk in wardrobe  
**FOUR FURTHER BEDROOMS**  
**FOUR BATH/SHOWER ROOMS**  
**HOME OFFICE** with access to garden  
**TV/FAMILY ROOM** with access to garden  
**LAUNDRY & UTILITY ROOM**  
**LARGE ROOF TERRACE** with far reaching views  
**LARGE GARAGE** plus driveway parking  
**PRIVATE REAR GARDEN**





## The Property

An exceptionally spacious semi-detached Edwardian family house, circa 1902. The property is arranged over three floors with five bedrooms and five bath/shower rooms, there are two spacious reception rooms with high ceilings and a good size kitchen/breakfast room on the ground floor. The lower ground floor is arranged as three rooms, a TV/family room and home office, both with direct garden access and a further room, used as a laundry room and a utility room. There is a large private roof terrace, with 360 degree far reaching views over Henley and the Chiltern Hills beyond. The gardens are enclosed and there is a large detached garage with driveway parking to the front.

**Planning permission** has been granted for a two story rear addition, under planning No P18/S4224/HH.

## Location

Henley on Thames town centre is a 10 minute walk, approx ½ a mile, as is Henley railway station and the river Thames. The 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 offers many attractions, including the international annual Royal Regatta. There are excellent state and private schools all within walking distance, including Trinity Junior and Gillotts secondary school. As well as St Marys primary school, (private).

## Accommodation

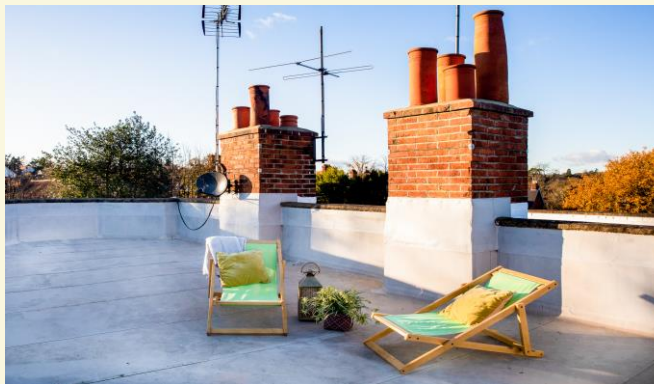
Entrance door opening into a spacious hall with quarry tiled floor and a feature stained glass window, mellow pine stair case with balustrade. Cloakroom with fully tiled shower, WC and wash basin. There is a spacious and elegant sitting room to the front with high ceiling, open fireplace and four sets of sash windows to the front, with bay window. The dining room is also well proportioned, with fireplace and French doors, opening onto a rear stairway, leading down to the garden. The kitchen is a farmhouse style, fitted with cream cupboards to two walls with matching dresser with beech worktops. Belfast sink, Rangemaster wide double oven with canopy over. Feature brick fireplace with wood burning stove.

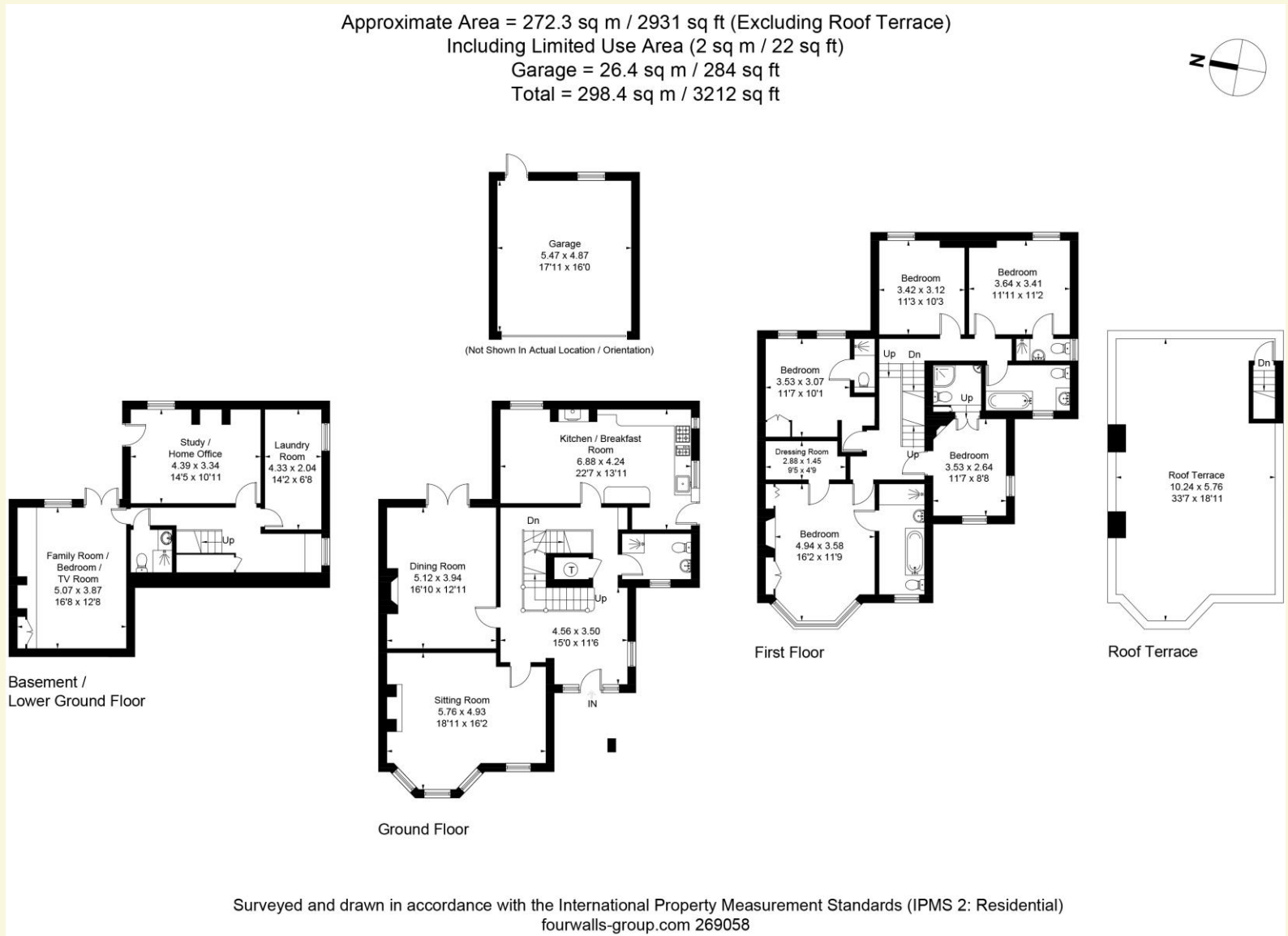
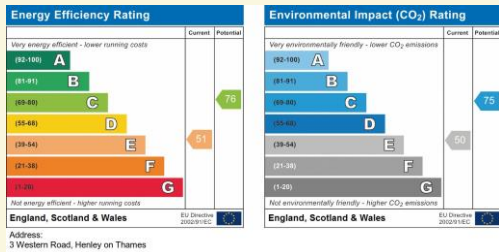
The lower ground floor, is arranged as three rooms, plus a utility room, having a head height of over 6'. The utility room, has a tiled floor, with Vaillant gas boiler, water softner and plumbing for machines. There is a laundry room and two other reception rooms, currently arranged as a home office and a TV/family/bedroom, both have direct access to the rear garden. There is also access to some basement storage, with limited head height. Also on this floor, is a shower room, with Saniflow WC.

On the first floor there is a Master bedroom to the front, with bay window and shutters, walk in wardrobe, plus further built in cupboards and an ensuite bathroom, with large shower cubicle with Aqualisa shower, bath, vanity wash basin, WC. There are four further bedrooms, three have ensuite shower rooms and there is a family bathroom. From the landing, there is a staircase with pine balustrade, leading to a part glazed door giving access onto the roof terrace. The roof terrace offers 360 degree views, a perfect private area with a glimpse of the River Thames and the Chiltern Hills.

## Outside

The property is approached via gravel drive with parking for several vehicles. The large garage has electric remote control door and is of brick & tiled construction. Side gate gives access to the rear garden, having a large stone paved patio, with brick path to the rear. Lawns and shrubs with summer house. Enclosed by brick wall and fencing, with conifer hedge to the rear boundary and rear access gate onto the footpath.





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#### 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.

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