
















Guide Price
£345,000 Freehold

Swiss Farm, Henley

A well presented home in the highly regarded Swiss Farm residential park for over 50's, within a short walk from Henley town centre.

-  Kitchen
-  Sitting Room
-  2 Bedrooms
-  Study
-  En Suite Bathroom
-  Shower Room
-  Private Courtyard

Detached park home close to central Henley and Phyllis Court Club

-  Henley Town Centre
-  Marlow 7.5 miles
-  Reading 8 miles
-  M4 (J8/9) 10 miles
-  Heathrow 22 miles
-  London 36





Swiss Farm

Situated within the highly regarded Swiss Farm, this purpose built "Park Home" has two good sized bedrooms, a large open plan living room, study, fitted kitchen, and two bathrooms.

Stepping into the light L shaped hallway, one is immediately impressed with the feeling and easy living. The living room is L shaped, with a generous sitting area plus space for a dining room table. The kitchen is well fitted with integrated appliances and a second kitchen door out to the garden. The main bedroom has an ensuite bathroom. There is a second bedroom, study and shower room.

Outside

The property sits centrally in its plot, with a private parking area. The garden is low maintenance with some lovely mature planting, in particular some lovely fragrant flower beds.

Swiss Farm is a very highly regarded development of similar properties arranged around communal grounds. Also on site is a super farm shop and coffee shop adding further to a charming and safe environment that has been created for the residents (who must be over 55).

Situation

Henley-on-Thames is an attractive market town situated in beautiful and unspoiled countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance.

The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London Paddington. Oxford. High Wycombe and Reading are easily accessible by road, rail and bus service.





Services

Mains services: Electricity / water / sewerage

Council Tax: South Oxfordshire District Council
Band A, £1493 in 2023 / 2024

Site fees - £242.99 pcm (at the time of listing)

Directions

Postcode: RG9 2HX

What3Words location - [///flagpole.popping.analogy](https://www.what3words.com/flagpole.popping.analogy)

Viewings

Viewing by prior appointment with Robinson Sherston Henley office

Tel: **01491 411911**

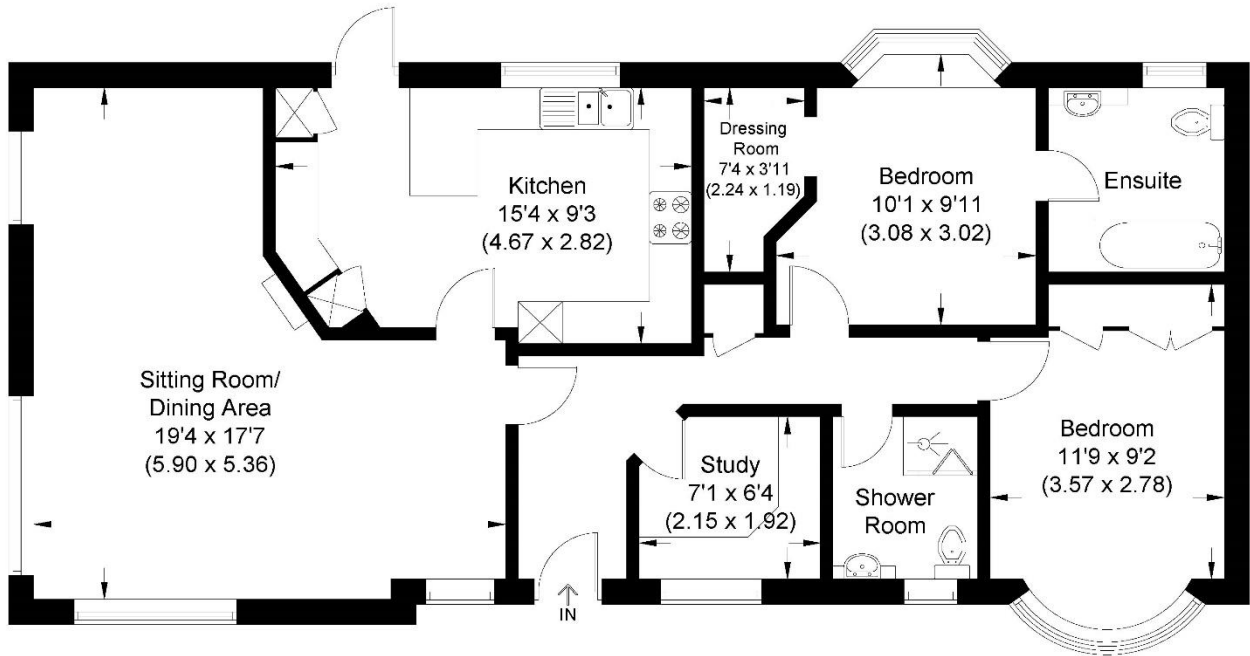
Email: **henley@robinsonsherston.co.uk**

Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

Swiss Farm

Approximate Gross Internal Area 85.0 sq m / 914.93 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.