




















Guide Price
£1,395,000 Freehold

Barn Lane, Henley

A detached 5 bedroom house, located on a private road, close to central Henley-on-Thames requiring modernisation.

-  Kitchen
-  Sitting Room
-  Drawing Room
-  Utility
-  Study
-  5 Bedrooms
-  2 Bathrooms
-  Garden
-  Conservatory
-  Garage
-  EPC: E

5 bedroom detached house close to Henley town centre

-  Henley 1 mile
-  Marlow 7.5 miles
-  Reading 8 miles
-  M4 (J8/9) 10 miles
-  Heathrow 22 miles
-  London 36



Wisteria Cottage

This attractive, character detached house, stands in a discreet position at the top of a private lane off the tree lined Fairmile. The principle accommodation comprises, 5 bedrooms, two reception rooms, study and garden room. There is a useful separate utility room and an integral garage. The house now requires some cosmetic updating, but offers great potential.

Outside, the garden is tiered, presenting you with ever more breath taking views across the valley towards central Henley-on-Thames and the valley beyond.

Situation

Barn Lane is an exclusive no through private road, made up of attractive detached houses standing in beautiful grounds. Wisteria Cottage is located at the very end of the of the lane, the combination of which create a fabulous approach to the property.

Within easy reach of Barn Lane are some wonderful walks up into the Chiltern Hills above Henley, the Stonor Valley is with 0.5 mile, an area of outstanding natural beauty. Central Henley on Thames and the river are also approximately 0.5 mile, walking along the lovely treelined path on The Fairmile.

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt 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. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities.

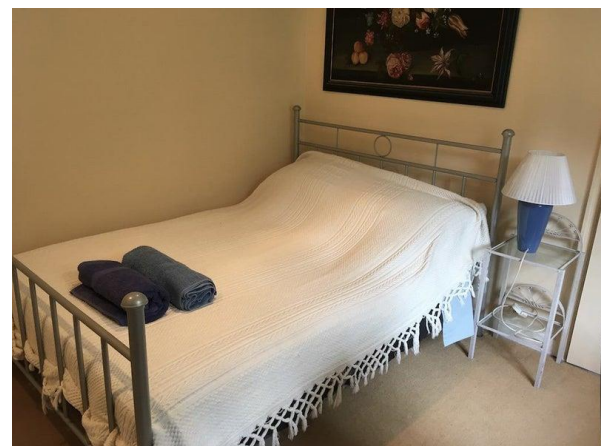
Services

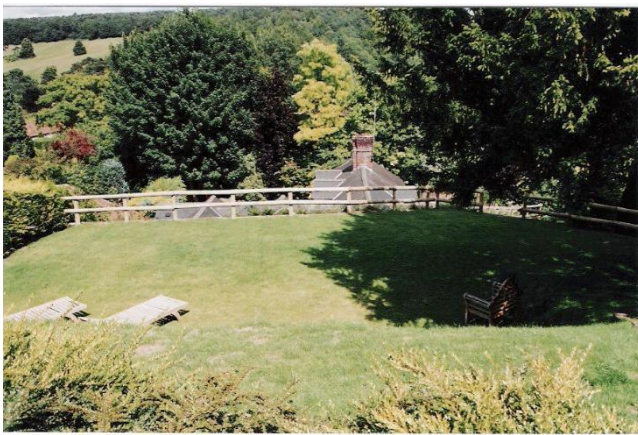
Mains services: Gas CH / Electricity / water / drainage.

Council Tax: South Oxfordshire District Council

Band F, £3251.89 in 2023/24

EPC Rating: E





Directions

Post Code: RG9 2JY

What3Words: ///topmost.fine.twee

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.*

Barn Lane
 Approximate Gross Internal Area
 208.0 sq m / 2238.89 sq ft
 (Includes Garage)
 Garage Area 21.0 sq m / 226.04 sq ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		