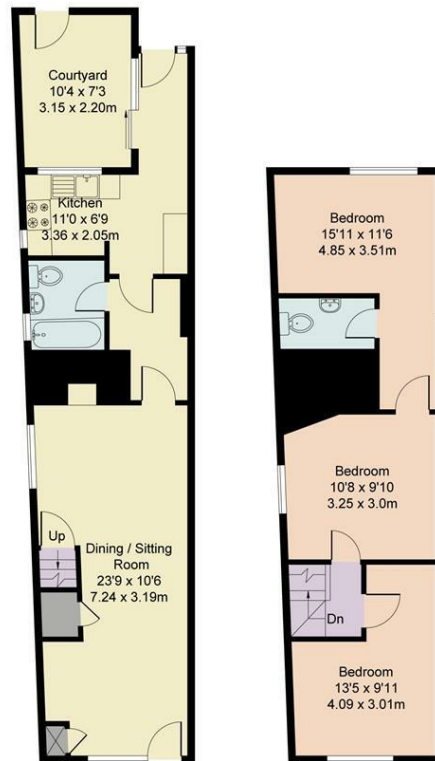




New Street
 Approximate Gross Internal Area 85.71 sq m / 922.57 sq ft
 Ground Floor Area 48.05 sq m / 517.21 sq ft
 First Floor Area 37.66 sq m / 405.36 sq ft



Ground Floor

First Floor

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



Guide Price
£599,000

New Street

A Grade II Listed 2/3 bedroom cottage in a prime location in the centre of Henley-on-Thames just a few hundred meters from the River Thames

- Sitting Room
- Kitchen
- Bathroom
- 2/3 Bedrooms
- Upstairs en-suite wc
- Courtyard
- Store
- Communal Garden
- Grade II Listed

A Grade II Listed three bedroom cottage in Central Henley

- 📍 Henley on Thames
- 📍 Marlow 7.5 miles
- 📍 Reading 8 miles
- 📍 M4 (J8/9) 10 miles
- 📍 London 36 miles
- ✈ Heathrow 22 miles





16 New Street

Dating back to the 16th Century, 16 New Street is a 2/3 bedroom, Grade II listed cottage in the heart of Henley-on-Thames. Originally part of a larger house, Barnaby Cottages were originally built in 1582, were divided into 5 separate dwellings in 1788 and were, until recently, Alms Houses in the town. The property retains many of its original features including exposed timbers and polished floorboards, and comprises a sitting room, kitchen, courtyard, downstairs bathroom and 2 bedrooms with an additional walk through room which could be a third bedroom if required.

To the rear of the property is an outdoor store and communal garden with side access.

The property now requires updating, but would make an ideal pied á terre or investment opportunity.

Situation

New Street is an elegant street of period properties and designated a Conservation Area in the favoured north side of Henley-on-Thames. At one end of New Street is the central shopping area of the town, and, at the other, the iconic River Thames. Moments away are the Phyllis Court Club, Hotel Du Vin and The Kenton Theatre.

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 sixth form college.



Services

Mains services: Electricity / water / drainage / Gas central heating

Council Tax: South Oxfordshire District Council - Band D

Grade II Listed

Directions

Postcode: RG9 2BT What3Words:///partly.ketchup.rust

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.