

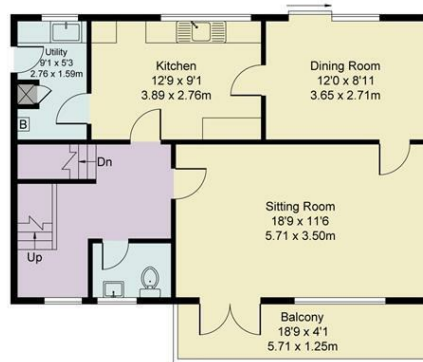


Valley Road

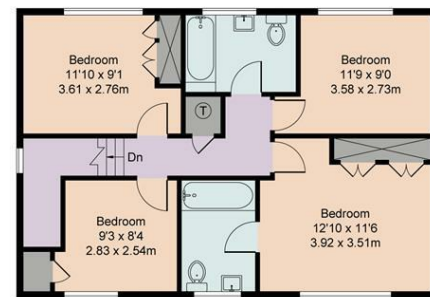
Approximate Gross Internal Area 130.09 sq m / 1400.27 sq ft
 Ground Floor Area 12.35 sq m / 132.93 sq ft
 First Floor Area 58.87 sq m / 633.67 sq ft
 Second Floor Area 58.87 sq m / 633.67 sq ft
 Garage Floor Area 28.77 sq m / 309.68 sq ft
 Total Floor Area 158.86 sq m / 1709.95 sq ft



Ground Floor

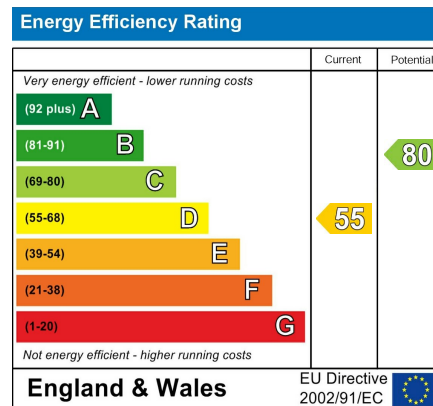


First Floor



Second Floor

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



Guide Price
£795,000

Valley Road

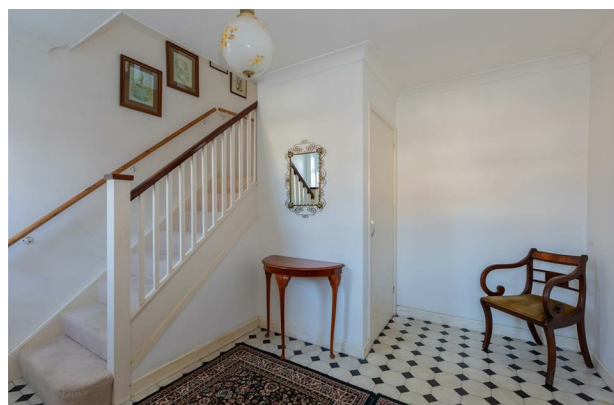
A generous family house on the market for the first time in 50 years with far reaching views, in need of updating.

- Four bedroom house
- Double garage
- Lovely views
- Requires updating
- Two separate reception rooms
- Close to local schools
- Easy reach of country walks
- No chain

Three storey town house with far reaching views.

- Henley 0.5 miles
- Marlow 9 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow Airport 24 miles





44 Valley Road

This nicely proportioned family home has been in the same ownership since it was built. The accommodation is arranged over three floors. On the ground floor is the hallway and direct access into the double garage. The first floor has two separate reception rooms, kitchen and cloak room. On the top floor are four bedrooms and two bathroom (the second being en-suite to the main bedroom).

A particularly fine feature are the fantastic views from house, over the rooftops of the houses opposite, towards the rolling hills on the far side of the valley. It creates a really lovely ambience from the house.



The property is very nicely presented, albeit dated, but offers a wonderful opportunity to acquire a house ready for its next chapter and for a new owner to put their own stamp on but no rush to get it started! For example, we understand from our clients that there is a large void area on the ground floor which, in neighbouring houses, has been opened up to create immediate additional living space.

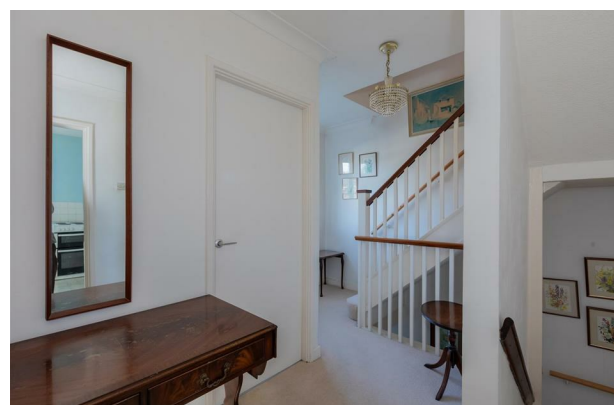
Outside

The front garden has parking for two cars in front of the double garage. The rear garden has been tiered to create a lower paved terrace running along the width of the house with side access and steps up to a level upper section of lawn.



Situation

Valley Road is very highly regarded for its community with its own primary school and nursery. Gillotts Secondary School and The Henley College are also close by. Valley Road links to a footpath leading up to some lovely walks in the hills just beyond. This is a wonderful location for both families and those seeking a home in a thriving community.



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, a well supported Rugby Club and Phyllis Court (a private members club), are all based in the town.

Services

Mains services: All mains connected. Gas fired central heating.
Council Tax: South Oxfordshire District Council, Band F
EPC Rating: D.

Directions

Postcode: RG9 1RR What3Words: ///excellent.shades.chairing

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.