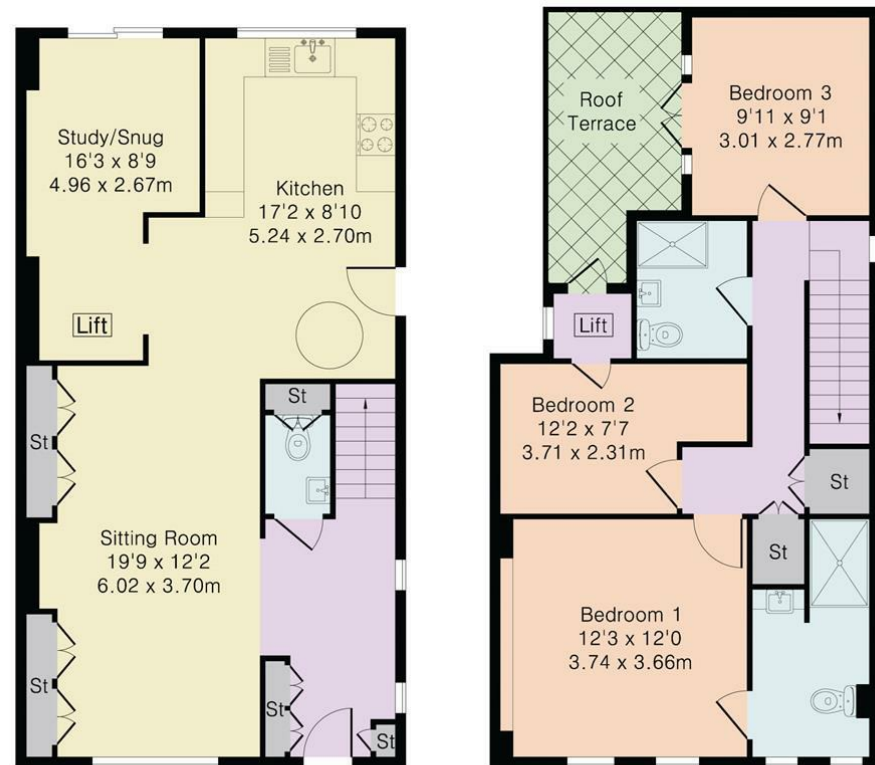
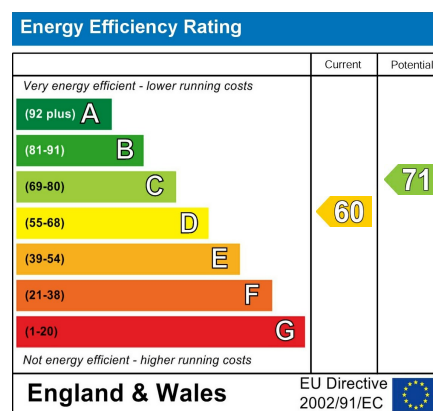


Approximate Gross Internal Area 1238 sq ft – 115 sq m
 Ground Floor Area 676 sq ft – 63 sq m
 First Floor Area 562 sq ft – 52 sq m



Ground Floor

First Floor



Guide Price
£1,250,000

Rupert Close

Tucked away in a quiet corner of Henley, a completely refurbished house with glass lift and parking.

- Completely refurbished
- Glass Lift
- Underfloor heating
- Extra insulation, inside and out
- Air source heat pump
- Exclusive quiet location
- Parking
- Roof terrace
- No chain

Beautifully refurbished, moments from the town and Phyllis Court Club

- Henley shops 0.2 miles
- Marlow 8 miles
- Reading 8 miles
- Phyllis Court Club 0.3 miles
- London 36 miles
- Heathrow Airport 24 miles



11 Rupert Close

This fine town house, located in a quiet close near the centre of Henley, has recently been the subject of complete refurbishment throughout. All fixtures, fittings and appliances have been renewed to a high specification, including a new kitchen, two bathrooms, oak flooring, double glazing, electrics and lighting, heating via an Air Source Heat Pump, underfloor heating to the ground floor and a mechanical ventilation and heat recovery system to all rooms.

Bespoke carpentry has created wonderful oak storage including coats cupboard, display units in the sitting room and bathroom cabinets. A glass lift by Stiltz has also been installed offering gentle access to a roof terrace and the first floor if stairs are a concern. Externally, the entire property has been 'wrapped' in insulation by Xpert Energy Installations Ltd, giving state of the art energy efficiency.

The front door opens into the open plan hallway with built-in coats and storage cupboards and a cloakroom wc. Mellow oak flooring continues into the sitting room which is light and bright with a large window and oak display cupboards. There is space for a feature fireplace if required. The kitchen by Tara Neil has a range of wall and floor cabinets and all new appliances including dishwasher, oven, microwave, induction hob, fridge/freezer and sink waste disposer. There is space for a kitchen table and there is a glazed door to the side access. The glass lift is discreetly tucked to one side and opens to the snug/study which has double doors to the outside.

Upstairs, there is a spacious main bedroom with integrated lighting, new carpets, and a large ensuite bathroom with walk-in double shower. There are two further bedrooms; both with oak floors and one with double doors to the roof terrace. The lift opens either into the third bedroom or onto the roof terrace. A large cupboard on the landing is fitted to take a washing machine and dryer. There is also access from the landing to a large boarded loft area suitable for storage.

Outside

The property has been extended over the original patio/garden area, but outside space is provided by a south facing roof terrace at first floor level easily accessed by the lift from the ground floor, or directly from bedrooms 2 and 3. There is access to the rear of the house via a side gate and passageway. To the front of the house is parking for at least two cars.



Services

All mains services connected. South Oxfordshire District Council, Council Tax Band: F. EPC Rating: D.

Location

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. There is 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 a level walk.



Directions

Post code: RG9 2JD What3Words: ///whoever.feasting.locate

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.