

**Northfield End**  
 Approximate Gross Internal Area 66.36 sq m / 714.29 sq ft  
 (Excluding Outbuilding)  
 Outbuilding Area 4.53 sq m / 48.76 sq ft

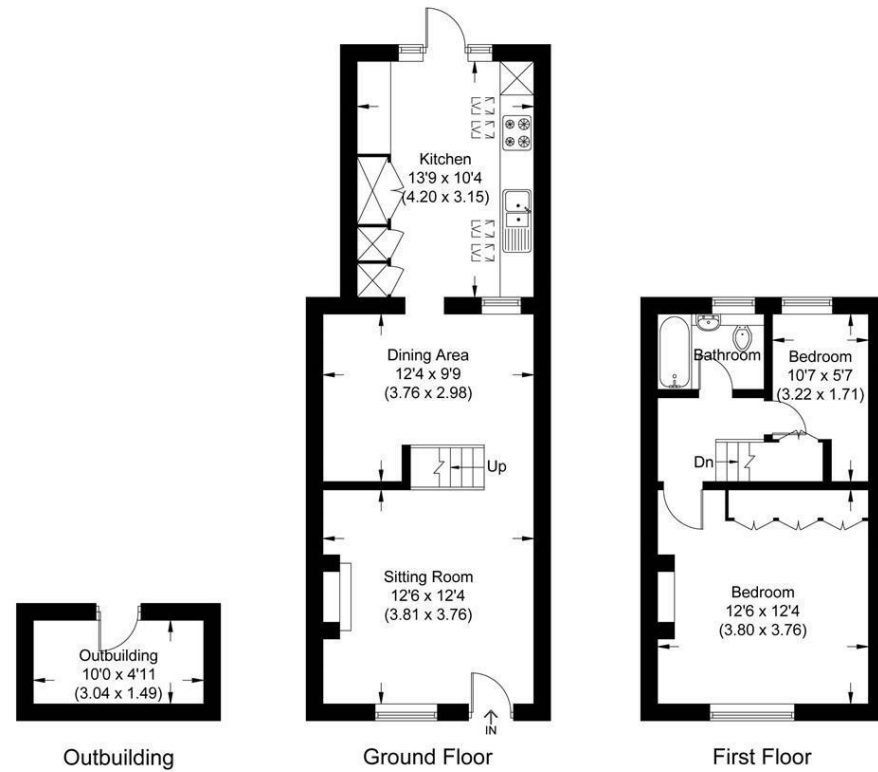
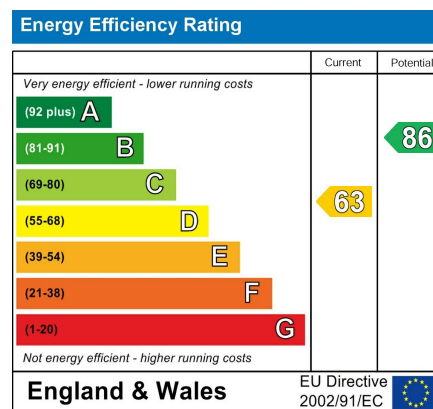


Illustration for identification purposes only, measurements are approximate, not to scale.



**Guide Price**  
**£490,000**

**Northfield End**

A well-presented two-bedroom period cottage in the conservation area of Henley-on-Thames. Close to the town centre, Phyllis Court and Henley Rugby Club.

- Period cottage
- Close to Henley Town Centre
- 2 Bedrooms
- Upstairs bathroom
- Garden outbuilding
- Period features

Pretty period cottage close to town centre

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



## The Property

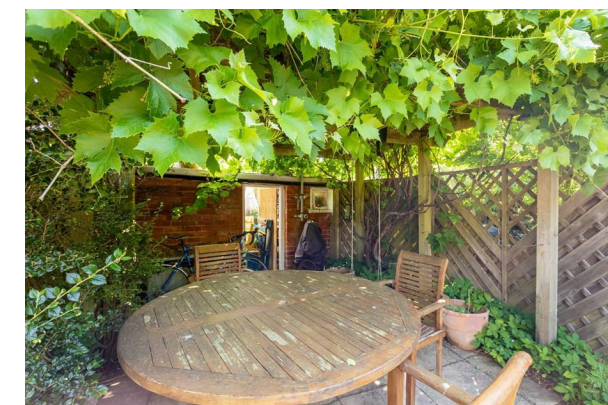
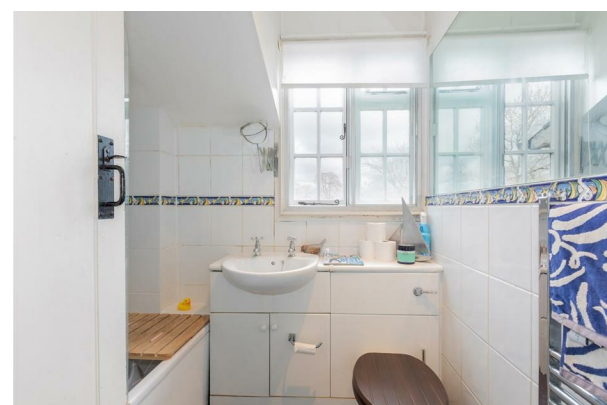
This pretty period cottage is located within the conservation area of Henley-on-Thames and comprises an open plan ground floor sitting room divided into a sitting and a dining area by the staircase. A particularly fine feature of this room are the exposed original timber beams in the ceiling and walls. The full width kitchen is to the rear of the property and steps out into the garden. Upstairs there is a double bedroom, a single bedroom and the bathroom.

Outside, the rear garden has attractive paving, lattice fence borders and a very useful brick built garden store room to the rear.

The property qualifies for Resident's Parking Permit parking in front of the house.

## Situation

Northfield End is an attractive residential area of Henley-on-Thames, an attractive and vibrant market town situated in beautiful and unspoilt countryside approximately 35 miles west of London. Saffron Cottage is within a level walk of the town centre with its excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi screen cinema and a theatre. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area.



## Services

Mains services: Electricity / water / drainage / Gas central heating  
 Council Tax: South Oxfordshire District Council - Band D  
 £2145.42 in 2022/2023  
 EPC: D

## Directions

Postcode: RG9 2JN From the central traffic lights at the top of Hart street turn right into Bell Street continue onto Northfield End go straight over two roundabouts and the property is located after approximately 0.1 miles on the right hand.

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
 Email: [henley@robinsonsherston.co.uk](mailto: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.*