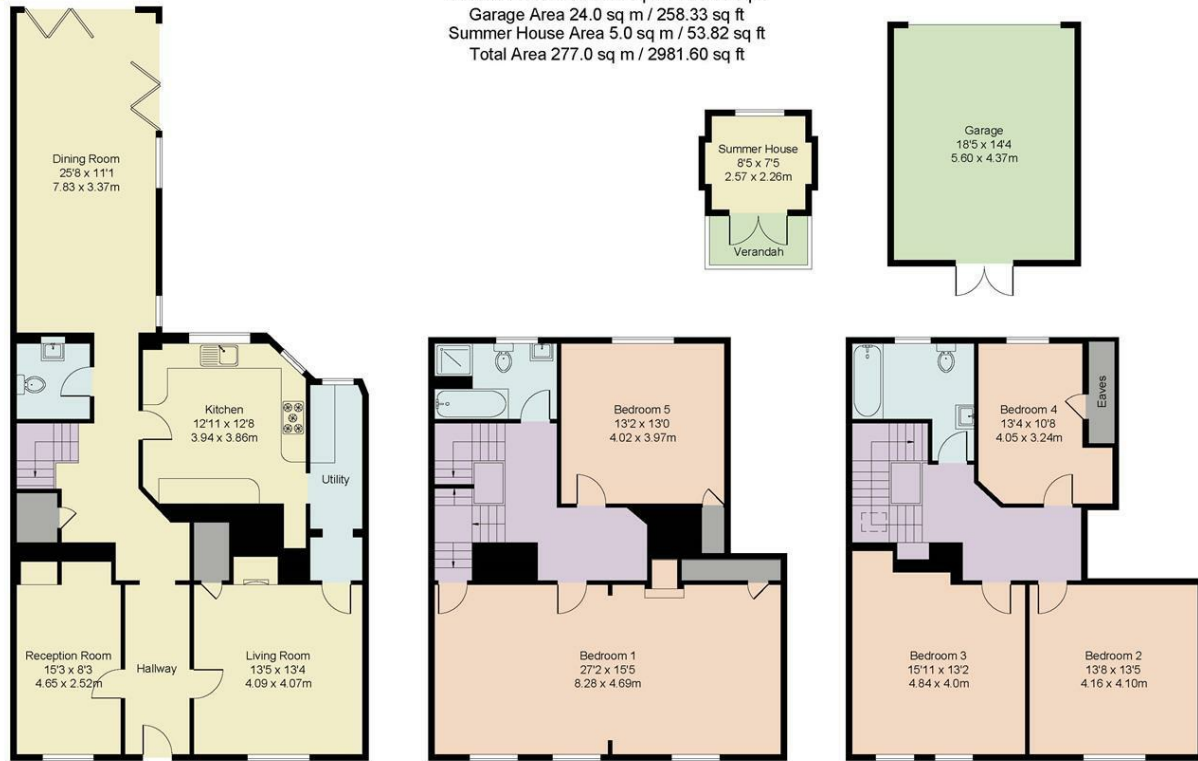


**New Street**

Approximate Gross Internal Area 248.0 sq m / 2669.45 sq ft (Excluding Eaves)  
 Ground Floor Area 106.0 sq m / 1140.98 sq ft  
 First Floor Area 75.0 sq m / 807.29 sq ft  
 Second Floor Area 67.0 sq m / 721.18 sq ft  
 Garage Area 24.0 sq m / 258.33 sq ft  
 Summer House Area 5.0 sq m / 53.82 sq ft  
 Total Area 277.0 sq m / 2981.60 sq ft



Ground Floor

First Floor

Second Floor

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

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Guide Price**  
**£2,495,000**

**New Street**

A striking Georgian period house with a beautiful garden, parking and garage, standing in one of Henley on Thames most iconic locations close to The River Thames and Phyllis Court Club, blending beautiful period architectural features with a contemporary twist.

- Georgian Period House
- Central Henley On Thames
- Moments From The River Thames
- Garage and Parking
- Stylish Contemporary kitchen garden room
- Large Walled Garden
- Beautifully Presented
- Five bedrooms
- Conservation area
- No chain

Georgian house in central Henley with a beautiful modern twist.

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



## Redcliffe House

Redcliffe House dates back to the "Georgian" period and retains many of the key architectural features that have always been so highly regarded, including elegant sash windows, exposed ornamental timbers, original doors and fireplaces. A particularly fine feature is the contemporary twist that has been carefully created to blend old and new to form a beautiful home that celebrates the very best of period and modernity, standing in a prominent position on New Street, certainly one of Henley On Thames most sought after locations moments from the river front on The Thames and the vibrant town centre.

The accommodation is arranged over three floors, and through out the house the elegant atmosphere and careful attention to detail is beautifully achieved. There are two receptions and a cleverly designed kitchen on the ground floor, the first floor has an impressive main bedroom across the full width of the house, and generous guest bedroom, whilst the top floor has three more bedrooms and the family bathroom.



## The Garden

Redcliffe House has an outstanding garden to the rear, which is a peaceful haven from the thriving heart of Henley. The open plan family room /dining room has glass on two sides that fold back completely, opening up the patio area, perfect for alfresco and inside out entertaining. The patio leads through to a generous walled garden, mainly laid to lawn with established borders. At the far end of the garden in an elegant garden room for those moments of quiet retreat. There is garaging and parking for two large cars, that connects directly into the garden. This is a very rare feature for houses in the neighbourhood and significant benefit of this wonderful property.

## Situation

New Street 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 the other the iconic River Thames. Moments away are The Phyllis Court Club, Hotel Du Vin and The Kenton Theatre.

Henley On Thames is renowned for the Royal Regatta each summer, other notable events are The Henley Festival of Music and Art, The Rewind Festival and The Traditional Boat Rally. Henley Station connects with services to London Paddington (Crossrail) and Heathrow Airport and Central London area easily accessed within an hours drive and beyond Henley itself are the beautiful Chilterns for the very best in English countryside.



## Services

Mains services: Electricity / water / sewerage or private drainage.

Council Tax: South Oxfordshire District Council  
Band G,  
EPC Rating: D

## Directions

From London, exit the M4 at junction 8/9 onto the A404 and continue north exiting at the signs for Henley. Entering Henley On Thames over the bridge, continue up Hart Street to the lights opposite the market square. Turn Right on on Bell Street, continue and take the first right onto New Street. Redcliffe House can be found on the left-hand side.

## 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.*