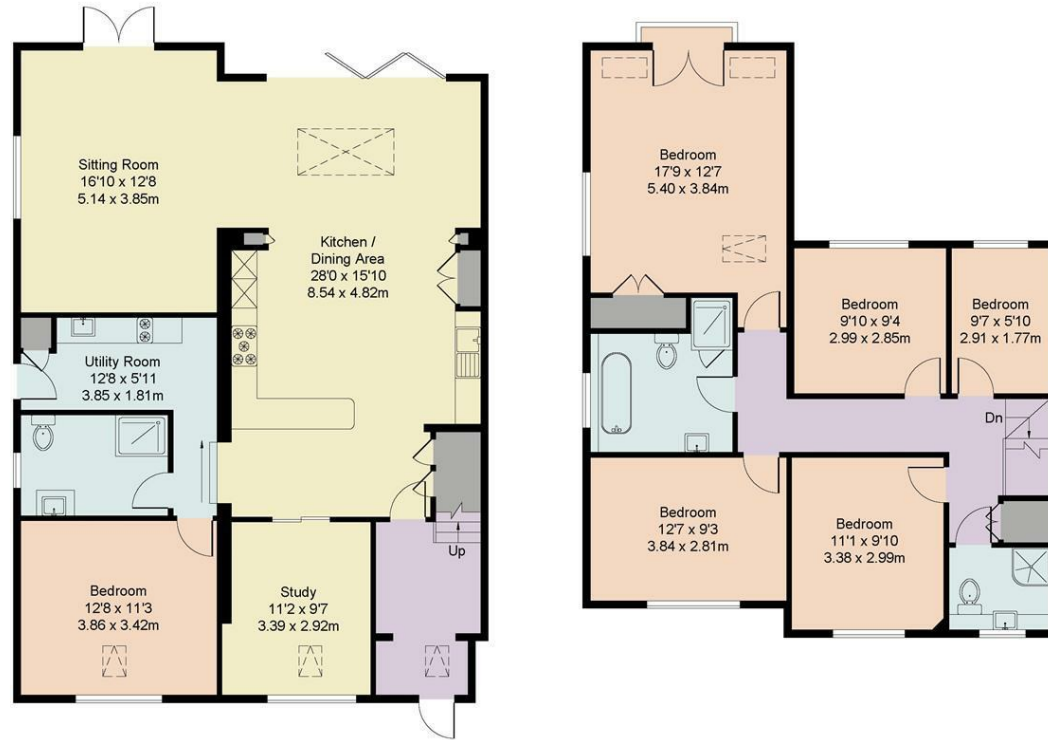


**St Mary's Close**

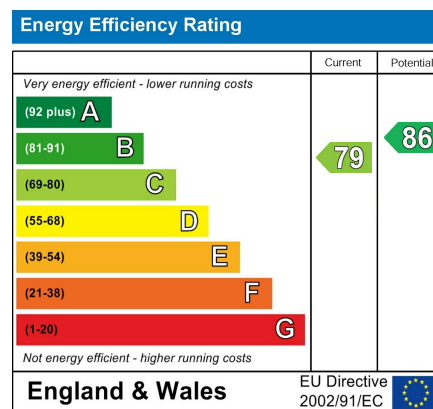
Approximate Gross Internal Area 190.91 sq m / 2054.93 sq ft  
 Ground Floor Area 110.68 sq m / 1191.35 sq ft  
 First Floor Area 80.23 sq m / 863.58 sq ft



Ground Floor

First Floor

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



**Guide Price**  
**£975,000**

**St. Marys Close**

A stylishly renovated and extended 6 bedroom semi-detached home close to Henley and surrounding countryside

- 6 Bedrooms
- Recently Renovated and Extended
- Open Plan Kitchen/Diner/Sitting Room
- 3 Bathrooms
- Snug
- Garden
- Countryside Views
- EPC: C

A 6 bedroom semi-detached house with lovely views

- Henley 1 mile
- Marlow 9 miles
- Reading 8 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow 24 miles





## St Mary Close

This 6 bedroom semi-detached house has been extended and renovated to a high standard to create a versatile family home.

The downstairs comprises a hallway leading into the well appointed open plan kitchen/dining room that flows through to the sitting room, with underfloor heating and oak flooring throughout and access to the garden via bifold doors. Off the kitchen there is a cosy snug and sliding doors to the annexe with a double bedroom, wet room with shower, kitchen/utility and it's own separate entrance.

Upstairs are 5 bedrooms a stylish family bathroom and separate shower room. The master bedroom features a Juliet balcony with views over the garden and surrounding countryside.



## Outside

The property has a delightful rear garden with unspoilt views over adjacent farm land and woodland beyond. The bifold doors from the kitchen lead out onto a lovely patio area with raised beds and steps leading to a well maintained lawn. There is a useful shed and cycle store.

The front of the property has a driveway with ample parking and side access.

## Situation

St Marys Close is a peaceful road situated on the outskirts of Henley on Thames, with easy access to the town centre, surrounding countryside walks and close to Gillotts School.



## Services

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



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.



## Directions

Postcode: RG9 1RD What3Words: ///trending.scuba.thankful

## 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.*