

TOTAL FLOOR AREA: 301.0 sq.m. (3240 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price
£2,950,000

63 Northfield End

A beautifully presented 5 bedroom detached house with a gated driveway and a beautiful garden within a short level walk of central Henley and the Phyllis Court Club.

- Stylish detached residence
- 5 bedrooms
- Self contained office
- Handbuilt kitchen with Aga
- Gated parking
- Beautifully presented
- Close to central Henley and The Thames
- Moments from footpath into the Chilterns
- Close to Phyllis Court Club
- First time on the market in 20 years

Period house on edge of Henley

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



Portland House

Much improved over recent years, this carefully curated house has been a cherished home of our clients for over 20 years during which time the house has been stylishly transformed to create a spacious and private house within easy reach of central Henley-on-Thames.

Although the original front door is still there, the house approach has been re-oriented for daily use through the private gated courtyard. From here, there is direct access to the home office and a secondary "family entrance" through a large coat and boot room with underfloor heating. The house flows through the luxurious hand-built kitchen with integrated appliances and an AGA.

There is a central hallway which leads to the dining room, utility room, down to the cellar, and up to the first floor. There is a beautiful and spacious sitting room with a vaulted ceiling, a wood-burning stove and a large window overlooking the garden. There is also a smaller "Snug" sitting room and a self-contained office with a separate loo and entrance.

On the first floor, the principal suite has a separate bathroom and dressing room. There are four further bedrooms and the family bathroom.

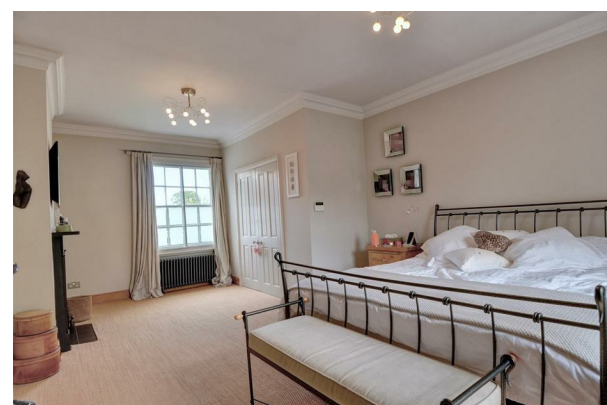
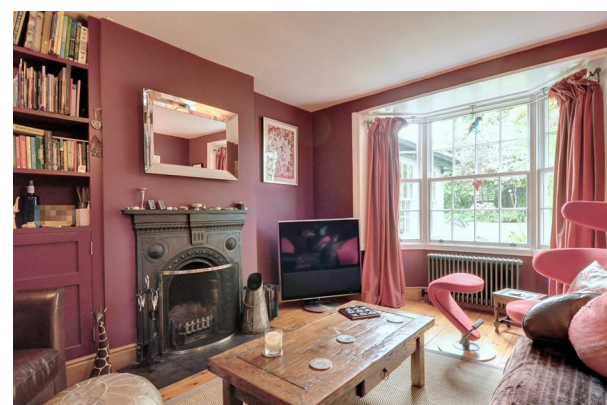
Behind the scenes, our client has fitted multi-room B&O sound system and has been careful to retain much of the original period feel of the house, coupled with a more contemporary twist to the kitchen and bathroom suites. Overall the house has a lovely atmosphere and a feeling of space and light within moments of central Henley.

Outside

Portland House is approached off The Fairmile through solid double automated gates into a generous covered parking area. A particularly fine feature of the property is the garden, which surrounds the house on three sides. There is a large stone terrace leading to a level lawn with established planting, creating screening, and a delightful backdrop to the house. The garden has also been fitted with discreet "BOSE" speakers linking to the house music system, ideal for entertaining throughout the house or relaxing in private.

Situation

Northfield End is a residential area of Henley, within a few minutes 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 River Thames is a short walk away.



Henley-on-Thames is an attractive and vibrant market town situated in beautiful and unspoilt countryside approximately 35 miles west of London. 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

All mains connected. Gas central heating.
Council Tax: South Oxfordshire District Council - Band G. EPC Rating: D

Directions

Postcode: RG9 2JJ What3words: ///risen.goodbyes.crowds

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.