



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

Per Month  
£1,350 Per Month

### Hop Gardens

A character 1 bedroom property in the grounds of a Grade II listed home close to Henley town centre. To let part furnished with utility bills included.

- Kitchen/Breakfast room
- Open plan first floor bedroom/sitting room
- Shower room
- To let part furnished
- Utility bills included
- EPC D

A 1 bedroom detached annexe close to Henley Town Centre

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## The Coach House

A south facing, well-presented, Grade II listed property in the courtyard of a Henley home, located in a quiet Conservation Area.

The property comprises a ground floor kitchen/breakfast room with built-in electric oven, electric hot plates, refrigerator and washer/dryer. Off the kitchen is a shower room.

A staircase Leads up to the centre of the open plan first floor with double dormer windows and the old hay-loft door overlooking the courtyard.

Private off street entrance via pedestrian gate from Hop Gardens over brick paved courtyard.

Please note the garage is in use by the owners and there is on street parking only.

### Services

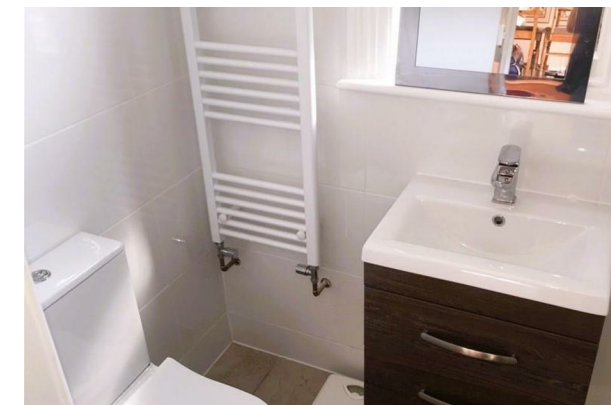
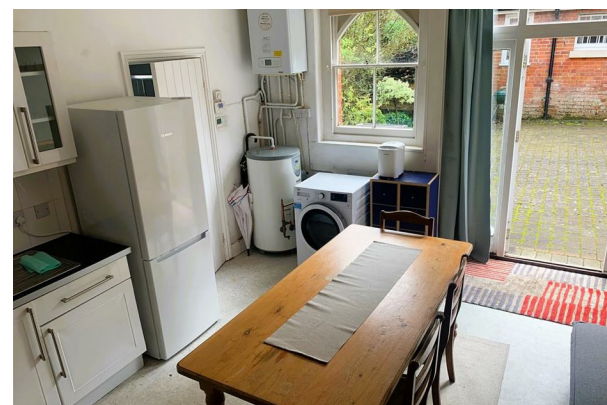
Mains electricity, gas, water and drainage  
 Superfast broadband  
 Bills included (excluding council tax)

To let part furnished

Council Tax Band A  
 EPC: D

### Client money protection

Client Money Protection:  
 We are members of the Money Shield Client Money Protection Scheme.  
 Membership Number: 74683560  
 Redress Scheme:  
 We are members of The Property Ombudsman Redress Scheme.

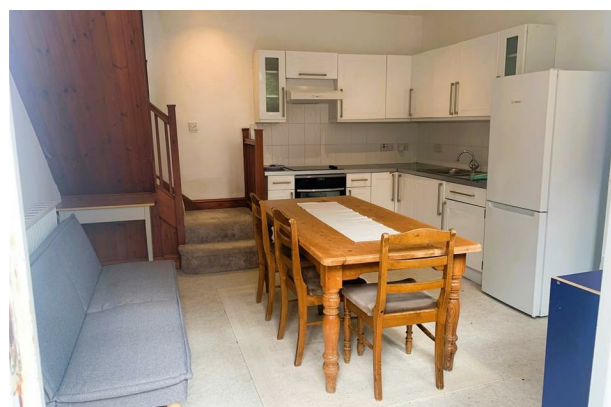


### Directions

Postcode: RG9 2EH What3Words:///comet.dared.mouths

### 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.*