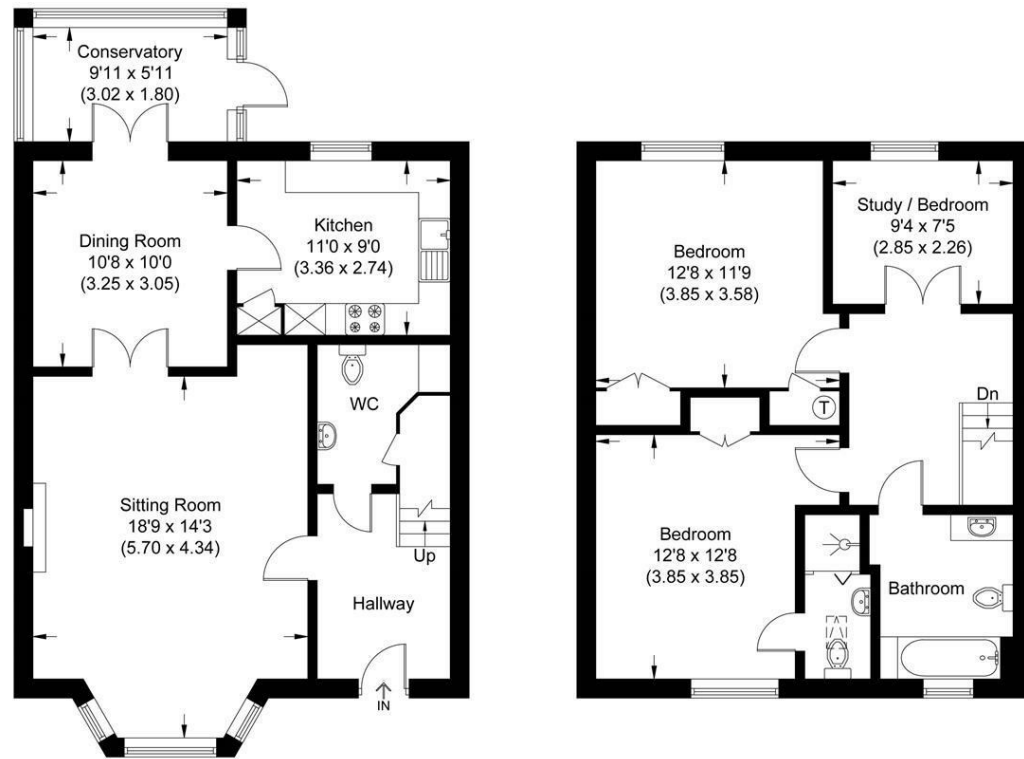


**Remenham Row**

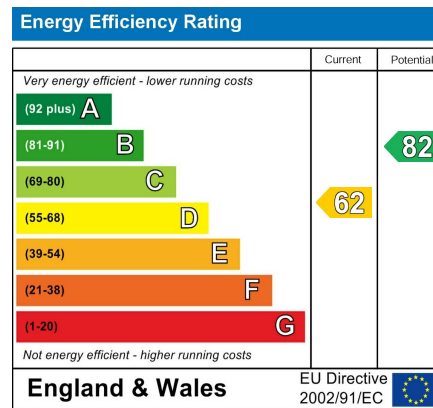
Approximate Gross Internal Area 116.19 sq m / 1250.65 sq ft



Ground Floor

First Floor

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



**Guide Price**  
**£795,000**

**Wargrave Road**

A spacious three-bedroom property within Remenham Row, a purpose-built development for the over 55s situated on the banks of the River Thames.

- 3 bedroom house
- Garage
- Chain free
- Set within exclusive gated development
- Reserved for the over 55's
- Beautifully maintained grounds
- Onsite management office
- Riverside gardens

**3 Bedroom Townhouse on Banks of River Thames**

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



## 10 Remenham Row

This nicely presented house, has generous accommodation arranged over two floors and located in beautifully maintained grounds on the bank of the River Thames set within a highly regarded purpose-built development for the over 55s.

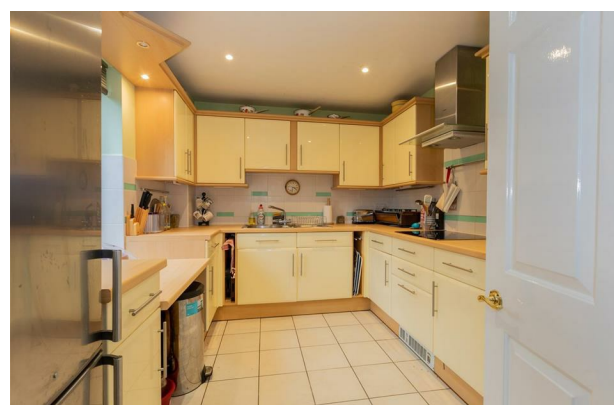
Remenham Row is situated on the northeast bank of the River Thames, some 200 metres upstream of Henley Bridge with a river garden looking across to Henley.

A traditionally inspired dovecote stands at the entrance to the main courtyard from which the gardens run down towards the private riverside frontage.

This spacious cottage comprises a large reception room, fitted kitchen, cloakroom/wc and garden room. On the first floor there are three bedrooms, bathroom and an ensuite shower room for the main bedroom. The house has a private single garage.

### Situation

Henley-on-Thames town centre is just a few minutes walk across Henley Bridge or there is a bus stop just 200m from the entrance. Henley is an attractive market town offering 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 is within walking distance. There is golf at Henley and Huntercombe, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.



### Services

All mains services connected.  
 Annual service charge: £6,548 pa split quarterly. There is a visiting estate manager and emergency alarm service. Tenure: 999 year lease (from 1984). No ground rent.  
 Both cats & dogs are generally accepted.  
 Council Tax band: F. Wokingham Borough Council. EPC: D

### Directions

Leaving Henley-on-Thames with the town behind you, head over the bridge towards Wargrave. Take the right turn onto Wargrave Road. Remenham Row is on your right through the gates

### 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.*