

Approximate Gross Internal Area
 Ground Floor = 77.0 sq m / 829 sq ft (Excluding Void)
 Mid Ground Floor = 8.8 sq m / 95 sq ft
 First Floor = 57.4 sq m / 618 sq ft
 Second Floor = 30.6 sq m / 329 sq ft
 Cellar = 8.0 sq m / 86 sq ft
 Total = 181.8 sq m / 1,957 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Guide Price
£1,150,000

Bell Street

An elegant 4 bedroom townhouse with a large garden in the highly regarded conservation area of Henley-on-Thames, moments from the shops, The River Thames and Phyllis Court Club.

- Elegant period house
- Glorious private gardens
- Central location
- 4 Bedrooms
- 3 Reception rooms
- Cellar
- Close to The River Thames
- Moments from Shops, Cinema and Theatre
- Conservation Area
- Easy access to country walks

Elegant period house moments from the Henley town centre and the River Thames

- 📍 Henley Town Centre
- 📍 Marlow 8 miles
- 📍 Twyford 5.5 miles
- 📍 M4 (J8/9) 9 miles
- 📍 London 36 miles
- ✂ Add text here



80 Bell Street

80 Bell Street is an elegant period house that has retained much of the original detail and has been a cherished home to our client for some 30 years. The accommodation is arranged over three floors plus a useful cellar room.

Stepping into the entrance porch, this opens into a wonderful through reception room, divided into front and rear areas with a lovely open fireplace. There is a separate smaller sitting room at the front of the house with bookshelves and an inglenook fireplace. The kitchen looks out over the garden with a connecting garden room and also steps through a useful cellar room currently used as the utility room.



On the first floor there are three generous bedrooms, the main bedroom has an ensuite bathroom and there is a family bathroom. The fourth bedroom is on the top floor with an ensuite and a recessed kitchenette making it ideal as the guest bedroom.

Outside

The walled garden is one of the stand-out features of the property being a beautiful and peaceful space of over 100 foot in length. From the kitchen and garden room, doors lead onto the paved terrace with small wildlife pond. There is a good area of lawn edged with lovely herbaceous borders, full of perennial plants giving year round colour and interest. At the end of the garden is a productive kitchen garden and a brick garden shed.



Situation

Northfield End is in the conservation 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 level 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. The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London, Paddington from 45 minutes with access to the City and West End via the Elizabeth line.

Services

All mains connected.
Council Tax: South Oxfordshire District Council, Band F, £3251.89 2022/23
EPC Rating: Grade II Listed EPC exempt

Directions

Arriving in Henley on Thames over the bridge, proceed up Hart Street to the traffic lights opposite the market place. Turn right onto Bell Street, continue, and the house can be found on the right hand side.

Viewings

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.