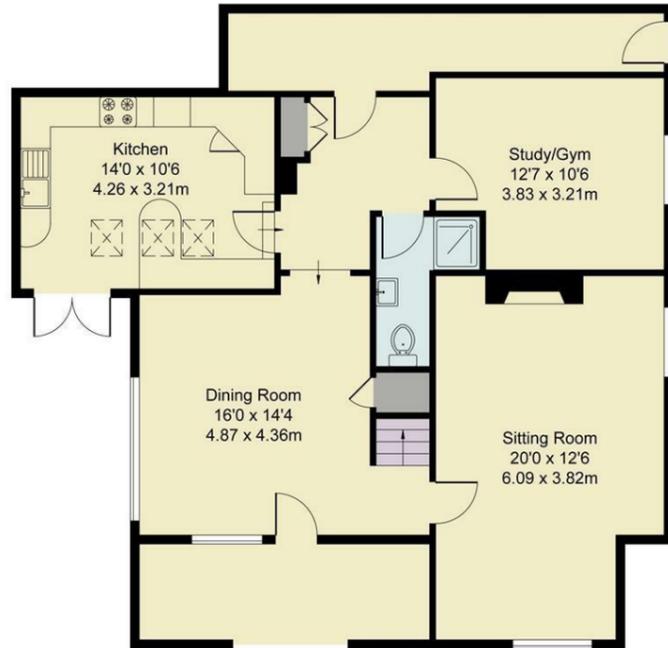
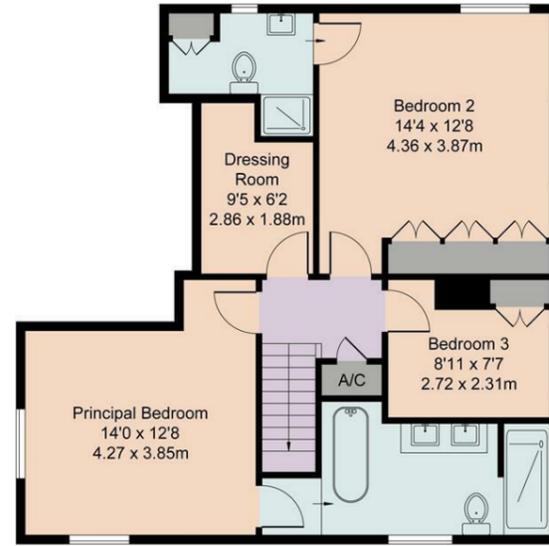




**Northfield End**  
 Approximate Gross Internal Area 152.0 sq m / 1636.11 sq ft  
 Ground Floor Area 95.15 sq m / 1024.18 sq ft  
 First Floor Area 56.85 sq m / 611.93 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Guide Price**  
**£1,250,000**

**Northfield End**

A delightful 3 bedroom period detached property within the conservation area of Henley-on-Thames, a short level walk from the town centre, Phyllis Court Club and the River Thames. No onward chain.

- Dining Room
- Sitting Room
- Kitchen
- Study/Gym
- Downstairs Shower Room
- 3 Bedrooms
- 2 en suites
- Garden
- Secure off road parking
- EPC: D

An attractive 3 Bedroom period property close to Henley town centre

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





## Northfield Cottage

Northfield Cottage is a stylish house dating back to the 18th century, much improved over the years, particularly by the current owners. The finish is of a high standard, with careful attention to blend the original period details with the convenience of modern living.

The entrance and garden sits discreetly behind a high wall, providing both privacy and a striking sense of arrival into the paved courtyard garden. From the covered veranda, the front door leads into a charming dining hall which connects the sitting room and inner hall. The sitting room is a particularly fine room, with a fireplace housing an eco woodburning stove. Both these areas feature exceptional wide stave solid oak wood flooring, which, combined with the soft tone walls, creates a relaxing atmosphere and great entertaining space.

Beyond the dining room, the inner hallway leads to the kitchen, study/gym and shower room, all with tiled flooring and underfloor heating.

The kitchen is fitted with bespoke oak units by "Cucucine" with integrated "Neff" appliances, 2 self-cleaning ovens, induction hob and dishwasher. This light and bright room has been carefully designed to accentuate the high vaulted ceilings with roof lights with rain sensors. French doors lead to the barbecue area and terrace.

Upstairs, there are 3 bedrooms and a dressing room. The spacious principal bedroom has a luxurious ensuite bathroom with bath and walk-in shower. The second bedroom also has an ensuite shower room.

## Outside

A fine feature of Northfield Cottage is the wonderfully private walled courtyard garden, with a Koi pond and water feature, making it an ideal area to relax and entertain. There is secure private parking for 2 cars behind automatic gates, an electric car charging point and a large storage shed.

## Situation

Northfield End is an attractive residential area of Henley-on-Thames, a vibrant market town situated in beautiful and unspoilt countryside approximately 35 miles west of London. The property is within a level 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 theatre. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festivals every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by. Situated on the Oxfordshire Way there are easily accessible walks into the Chiltern Hills and along the River Thames. There is a good range of state and independent schools in the area.

## Services

Mains services: Electricity / water / drainage  
 Broadband: Full fibre up to 2000mbps  
 Council Tax: South Oxfordshire District Council  
 Band E  
 EPC Rating: D



## Directions

Postcode: RG9 2JL What3Words///genetics.professes.today

## 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.*