



Guide Price
£795,000

Bell Street

A charming Georgian cottage within a level walk of the town centre.

- Georgian Grade II Listed terraced cottage
- 3 Bedrooms, 2 Bathrooms
- Exposed beams
- Large family room or ground floor bedroom
- Walking distance of shops
- Permit parking
- No chain

Grade II Listed
 town centre
 cottage

- Henley town centre
- Marlow 8 miles
- Reading 9 miles
- Oxford 23 miles
- London 36 miles
- Heathrow Airport 24 miles



98 Bell Street

This charming Grade II Listed terraced cottage with white stucco facade and gracious sash windows, is in a landmark location behind a small green in popular Bell Street. The property has been extended over the garden so, whilst there is no outside space, there is now a large family/dining room or ground floor bedroom with en-suite cloakroom.

From the hallway which has a limestone floor, the charming sitting room has some fine exposed timbers, built-in lit display cabinets, a feature gas fire and shutters to the window. The limestone floor continues into the dining area and into the kitchen which is well fitted with built-in oven, hob, integrated dishwasher and a range of wall and floor cabinets. Double doors lead to the spacious family room with glazed roof and en-suite cloakroom and storage cupboard.

Upstairs, there is a handsome main bedroom with an extensive array of built-in wardrobes, and a well-fitted bathroom with bath and shower over. On the second floor, there is a good size bedroom, a smaller third bedroom and a shower room.

Location

The property is in a fine location, just moments from the centre of Henley 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. There is a small newsagent/minimart within a level walk.

This attractive and vibrant market town is 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.

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 mins) and to the City and West End via the new Elizabeth Line. Oxford, High Wycombe and Reading are easily accessible by road, rail and bus service.



Services

All mains connected, gas fired central heating.
South Oxfordshire District Council, Tax Band E.
EPC exempt.
Parking - Resident's parking and visitor permits available for £110 pa from Oxfordshire County Council.

Directions

Post code: RG9 2BN. What3words: ///hikes.shirt.chains

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.