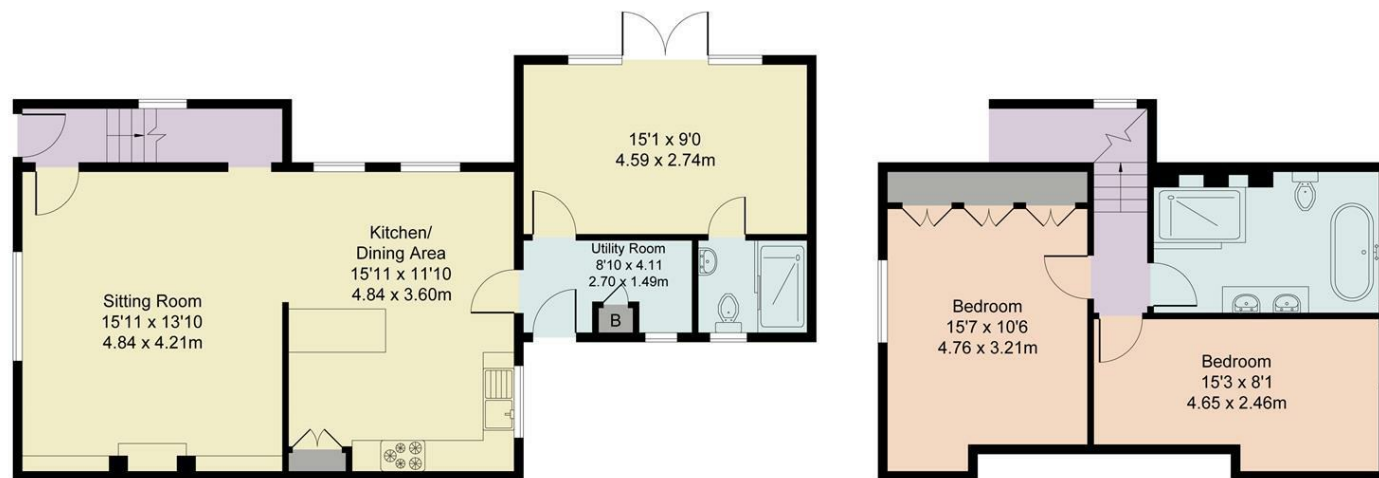




Hop Gardens
 Approximate Gross Internal Area 102.34 sq m / 1101.57 sq ft
 Ground Floor Area 63.09 sq m / 679.09 sq ft
 First Floor Area 39.25 sq m / 422.48 sq ft



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		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
£1,050,000

Hop Gardens

Fully renovated Grade II Listed period house in a sought after location in central Henley-on-Thames

- Sought after central location
- 3 bedrooms
- 2 bathrooms
- Stylishly renovated
- Conservation area
- Parking space
- Grade II Listed
- South facing garden
- Chain free

Beautifully appointed 3 bedroom period house

- 📍 Henley town centre
- 📍 Marlow 8 miles
- 📍 Henley station 0.8 miles
- 📍 M4 (J8/9) 11 miles
- 📍 London 37 miles
- ✈️ Heathrow 23 miles





5 Hop Gardens

This charming Grade II Listed brick and flint cottage stands in a quiet but central location in Henley-on-Thames. The house was subject to a full renovation a year ago, with careful attention to maintaining the attractive details of the original period but blending with contemporary luxury living. The results of which are truly outstanding.

Stepping into the house, there is immediate feeling of light and space, courtesy of the large windows and high ceilings. The sitting room has an open fireplace with recessed display shelves as a centre piece. The kitchen has been stylishly designed with clever storage solutions, integrated appliances and a breakfast bar. The rear hallway has plumbing for washing machine and tumble dryer. On the ground floor, there is a generous bedroom with ensuite shower room.

Upstairs, there are two further generous bedrooms with vaulted ceilings and a luxurious bathroom with stand alone bath and separate walk-in shower.

Outside

The house is located at the end of a pretty private lane and can be accessed from the front and the rear. The garden is very private and has a southerly aspect with a paved pathway up to the front door and continues down the side of the house to the rear. Planning permission has been granted to build a substantial garden room in the garden.

There is a pretty enclosed courtyard area which steps into the back door and utility/boot room. There is a parking space behind the house.

Location

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, 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, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College. There is golf at Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

All mains connected. Gas fired central heating. Underfloor to upstairs bathroom.
EPC Rating C.
South Oxfordshire District Council, Tax Band E.

Directions

Post code: RG9 2EH What3words: ///guests.muted.sparkles

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.