



Swiss Farm

Approximate Gross Internal Area = 66.07 sq m / 711.17 sq ft
 Outbuilding = 4.24 sq m / 45.63 sq ft
 Total = 70.31 sq m / 756.80 sq ft

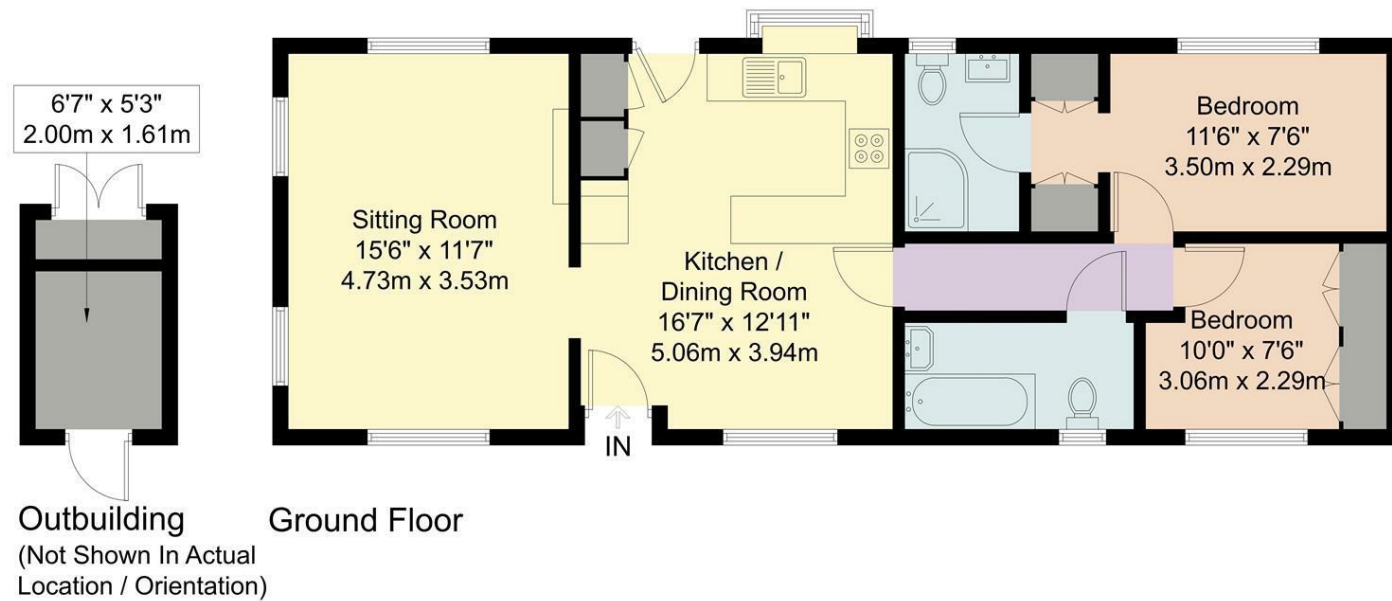


Illustration for identification purposes only,
 measurements are approximate, not to scale.



Guide Price £295,000

Marlow Road

A well presented home in the highly regarded Swiss Farm residential park for over 50's, within a short walk from Henley town centre.

- Park Home
- Kitchen/Diner
- Sitting Room
- Principal Bedroom with Ensuite
- Second Bedroom
- Bathroom
- Parking
- Brick Shed
- Garden
- Over 50's Development

Detached park
 home close to
 central Henley and
 Phyllis Court Club

- Henley 0.5 miles
- Marlow 7.5 miles
- Reading 8 miles
- M4 (J8/9) 10 miles
- London 36 miles
- Heathrow 22 miles



28 Swiss Farm

Situated within the highly regarded Swiss Farm, this well presented "Park Home" has been much improved by the current owner. The open plan kitchen/diner is fitted with modern appliances and there is a light, triple aspect, sitting room. The property has two bedrooms, one with ensuite, and a bathroom. The property has recently been upgraded with an efficient electric combi boiler and an electric car charge point.

Outside

The property sits centrally in its plot, with a private parking area. The garden is low maintenance with a useful brick built storage shed

Swiss Farm is a very highly regarded development of similar properties arranged around communal grounds. Also on site is a super farm shop and coffee shop adding further to a charming and safe environment that has been created for the residents (who must be over 50).

Situation

Henley-on-Thames is an attractive market town situated in beautiful and unspoiled countryside, approximately 36 miles west of Central London. Henley offers 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. The M4 and the M40 with links to the M25 are both within 10 miles and Henley Station provides a service to London Paddington. Oxford. High Wycombe and Reading are easily accessible by road, rail and bus service.



Services

Mains services: Electricity / water / drainage

Council Tax: South Oxfordshire District Council
Band A, £1594.19 in 2024 / 2025

Site fees - £243.11 pcm (at the time of listing)

Directions

Post Code: RG9 2HX What3Words: ///underline.bead.loops

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.