



Bowling Court
Approximate Gross Internal Area 84.70 sq m / 911.70 sq ft
Ground Floor Area 84.70sq m / 911.70 sq ft

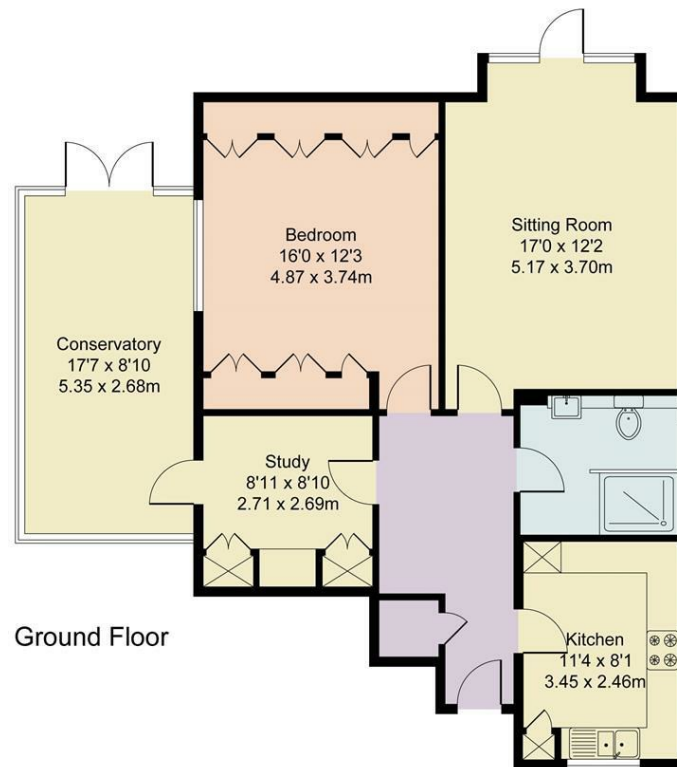


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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
£525,000

Bowling Court

A very well-presented and modernised retirement bungalow with conservatory, overlooking delightful gardens

- Retirement bungalow
- 2 Bedrooms
- Conservatory
- Modernised and extended
- Smart bathroom
- Patio and communal gardens

Retirement
bungalow set in
peaceful grounds

- Henley shops 0.5 mile
- Marlow 8 miles
- Phyllis Court Club 0.6 mile
- Reading 9 miles
- London 36 miles
- Heathrow Airport 24 miles



9 Bowling Court

Situated in this peaceful corner of Henley, Bowling Court is a charming retirement development of bungalows centred around a pond, in delightful landscaped gardens.

Number 9 is a semi-detached property which has been thoughtfully and stylishly modernised. There are lovely views across the gardens and a private patio to the rear. Inside, there is a smartly fitted kitchen with a good range of cabinets, a dishwasher and washing machine and a breakfast bar. The spacious sitting room has a door to the paved patio and the garden. The main bedroom has great storage with floor-to-ceiling, bespoke wardrobes and there is a recently fitted bathroom with large walk-in shower and bidet.

The occasional second bedroom cum study has fitted cupboards and leads to the conservatory. This is a wonderful addition to the property as it gives lovely views across the gardens and is a useful extra reception room.

Outside

Bowling Court is accessed off the Fair Mile via a long drive which leads to the parking area where there is room for residents and visitors. A meandering path leads to the gardens and paved paths lead to the houses. The gardens are well-maintained with a full-time gardener and handy man and feature manicured lawns and perennial planting with roses and shrubs.

There is a central fishpond, around which there is a Tai Chi class for residents each week. The whole space is a peaceful escape whilst being just a level walk from the town.

Location

Bowling Court lies on the edge 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 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.



Services

All mains connected. EPC Rating C. South Oxfordshire District Council, Tax Band D.

Service charge: £331 per month (reviewed annually). This charge covers the Resident Manager and a gardener/handyman, a 24-hour Emergency Call System, upkeep and maintenance externally of all buildings (including window cleaning), gardens and all communal areas and insurance of these buildings and areas.

A representative of the Association will meet with the purchaser before they move into their new home to ensure that the services provided by the Association matches their requirements.

Leasehold - Churchill Estate Management will grant a new 99 year lease on completion.

Bowling Court - The Details

Retirement housing, 30 flats, bungalows, built in 1984. Sizes 1 bedroom, 2 bedroom. Includes mobility standard properties. Management staff and Careline alarm service. Lounge, Laundry, En-suite guest room available for overnight relatives. Whole site accessible by wheelchair. Distances: bus stop 100 yards; shop 0.5 miles, GP 0.5 miles. Regular social activities include: bingo, scrabble, art group, and canasta, organised by residents. New residents accepted from 55 years of age. Both cats & dogs generally accepted, but not to be replaced.

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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.