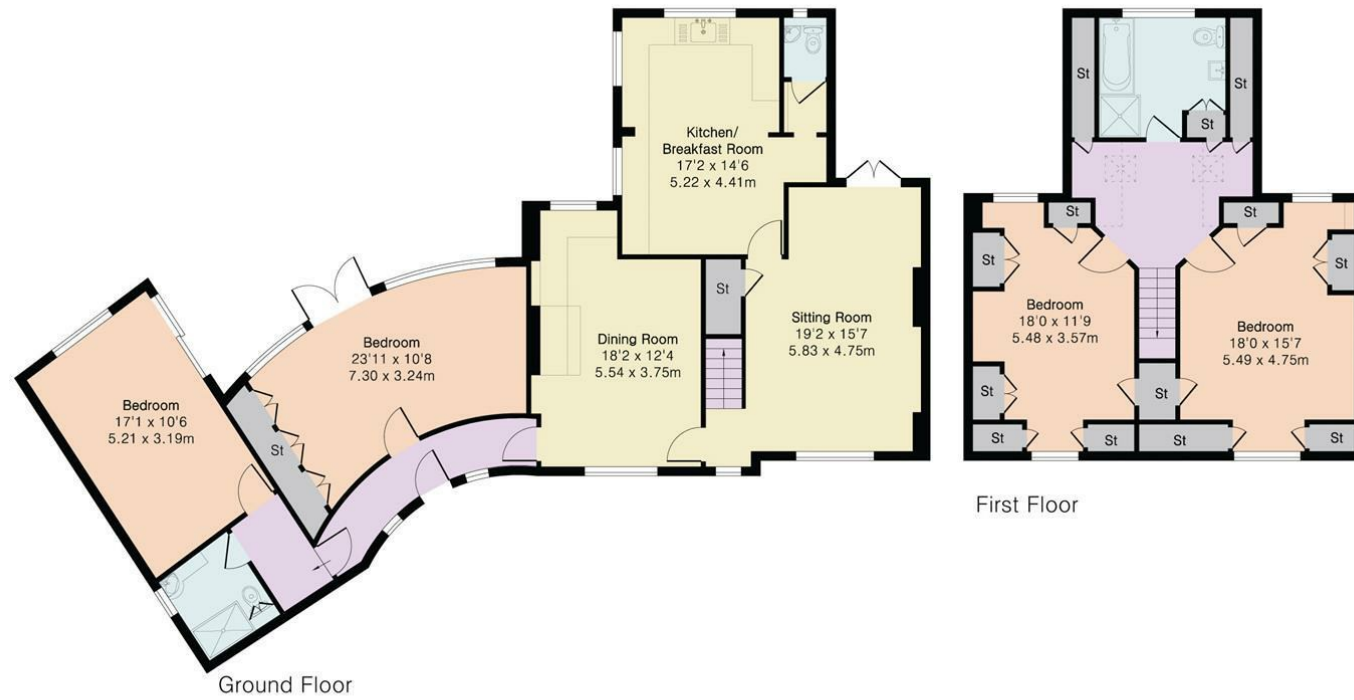


**Approximate Gross Internal Area 1971 sq ft - 183 sq m**

Ground Floor Area 1299 sq ft – 121 sq m

First Floor Area 672 sq ft – 62 sq m



**Guide Price**  
**£1,150,000**

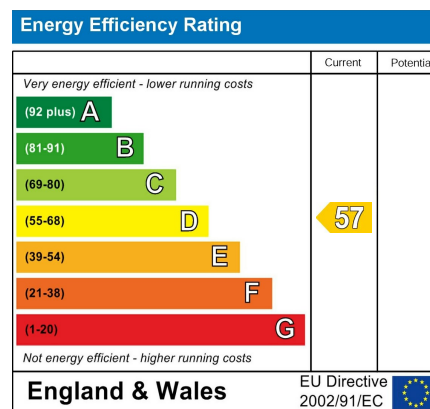
**Fairmile, Henley-on-Thames**

A detached home located on one of Henley-on-Thames prime residential roads, with potential for refurbishment, enlargement or redevelopment.

- Detached 1930's Home
- 3 Reception Rooms, 3 Bedrooms
- Requires Refurbishment
- Development Potential
- Beautiful Mature Gardens
- Level Walk to Henley-on-Thames

A 3 bedroom detached house with private gardens to the north of Henley-on-Thames

- Henley town centre 1 mile
- Marlow 8 miles
- Reading 9 miles
- Oxford 22 miles
- London 40 miles
- Heathrow 23 miles







## The Property

Staddlestones is a detached home situated on the Fairmile, to the west of Henley-on-Thames. Originally constructed in the 1930s, with a later extension, the property stands in superb, mature grounds of approximately a third of an acre.

The house offers excellent potential for renovation and extension, or for complete replacement, subject to the necessary permissions from South Oxfordshire District Council.

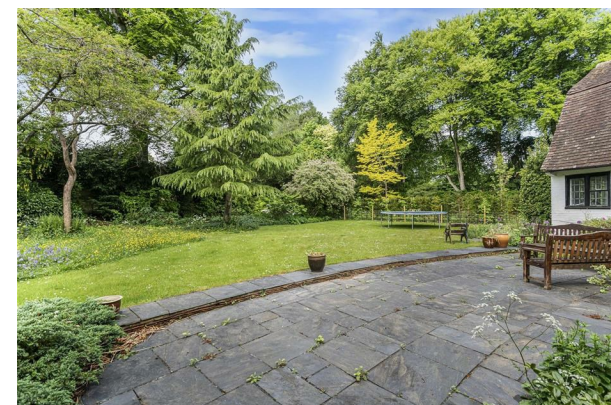
The existing accommodation comprises three ground-floor reception rooms, a kitchen/breakfast room, two first-floor bedrooms, and an additional ground-floor suite, offering the potential to create an independent annexe.

The grounds of Staddlestones face southeast, providing a private garden to the rear of the house. The garden is enclosed by a variety of mature trees and hedging, with planted borders and areas of wildflowers. To the front, there is parking for several vehicles.

## The Location

The Fairmile is a beautiful tree-lined avenue leading into central Henley-on-Thames, featuring attractive properties, a vineyard on the side of the valley, and rolling hills beyond. The location of the house is within a mile of the town centre.

Henley-on-Thames itself is a charming market town set in beautiful, unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, award-winning restaurants, as well as a three-screen cinema and theatre. The town is world-famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, the Henley Literary Festival, and regional farmers' markets.



## Services

Mains Water, gas, electricity and drainage

South Oxfordshire District Council | Band G

## Directions

Postcode: RG9 2JX

what3words:///blogging.important.galaxies

## 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.*