



GATEWAYS, WHARFE LANE, HENLEY-ON-THAMES

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Rarely available, a Grade II Listed character house in the centre of Henley, tucked away with off-street parking

Located in Wharf Lane, a no through road with some of Henley most iconic architecture, and moments from the River Thames, this charming house has generous proportions and is available immediately with no onward chain. Whilst its origins are unclear, it is thought to have been a stable or coach house, possibly for Friar Park, with the central loft door remaining.



THE PROPERTY

The entrance hall includes a cloakroom and leads to a spacious sitting room featuring an open fireplace, high ceilings, exposed beams, and double doors opening to the garden. There is a separate dining room and a well-equipped fitted kitchen with a range of units and a dining area. Upstairs are two double bedrooms and a good-sized single bedroom, with the main bedroom benefiting from an en-suite shower room. A family bathroom completes the first floor.

Outside, the attractive paved front garden enjoys a pleasant southerly aspect and provides off-street parking for one car. The small rear garden is also paved for easy maintenance and has a westerly aspect, ideal for enjoying the afternoon and evening sun.







PROPERTY INFORMATION

Services

All mains connected. Gas central heating.

Local Authority
South Oxfordshire

Council Tax
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EPC
E

Postcode
RG9 2LL

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Viewings
By prior appointment with
Robinson Sherston

Sales Disclaimer

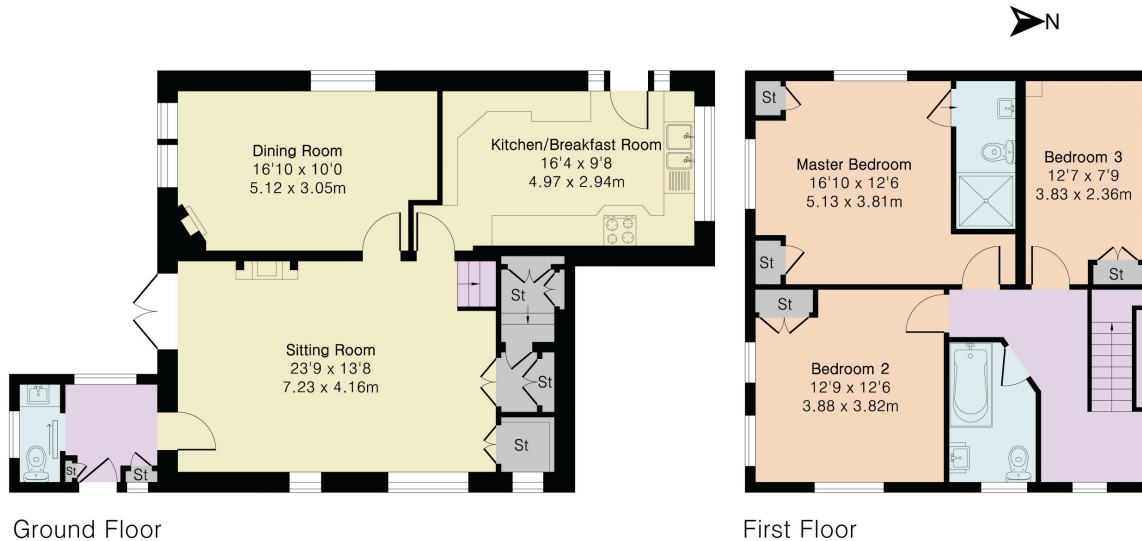
IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.



Approximate Gross Internal Area 1415 sq ft - 131 sq m

Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 650 sq ft – 60 sq m





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