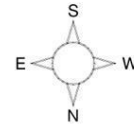
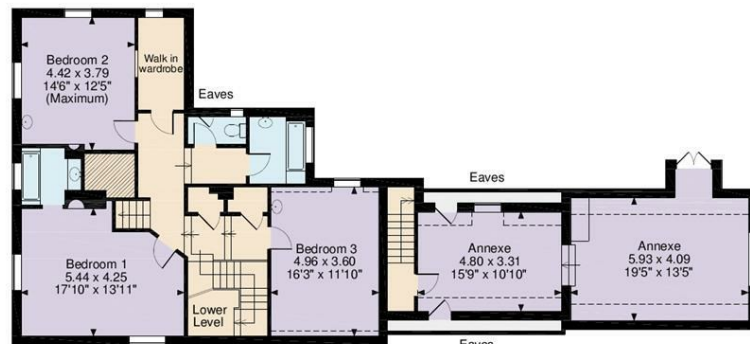


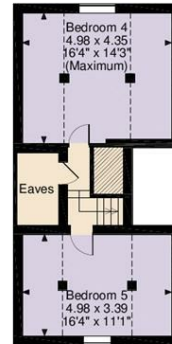
Paradise Road, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 267sq.m (2,876sq.ft)
 Garage = 37sq.m (400sq.ft)
 Annexe = 31sq.m (331sq.ft)
Total = 335sq.m (3,607sq.ft)
 Quoted Area Excludes 'External C/B'



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

--- Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8387482/DMS



Guide Price
£1,750,000

Paradise Road

Beautiful Grade II Listed detached residence set in very private south facing gardens with heated swimming pool, double garage and parking. Set in an elevated position just a short walk from central Henley.

- Tudor Family Home
- Short walk of the town and river
- South Facing Garden
- Swimming pool
- Double Garage and Parking
- 3,206 sq ft accommodation
- Grade II Listed
- Open fires

Historic home on edge of town

- 📍 Market Place 0.2 miles
- 📍 Station 1 mile
- 📍 Reading 8 miles
- 📍 Marlow 10 miles
- 📍 M4 (j8/9) 11 miles
- ✈ Heathrow 26 miles



Ancastle House

This beautiful Grade II Listed detached house is just a short walk of the town and river. It is believed to have been built circa 1580, and is timber-framed with the character and features so valued with a character home of this age. These include oak beams and doors, lattice windows, 2 inglenook fireplaces, one with the original bread oven. The house was extended in Victorian times on the west side, forming the kitchen/breakfast room.

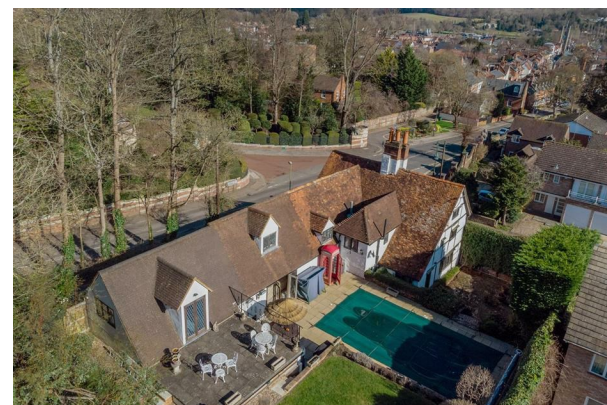
A staircase from the reception room leads to a first floor and 2 rooms ideal for an au-pair or as additional bedrooms or studio/home office. These rooms have direct access to the top tier of the garden with lapsed planning permission for a conservatory. There is a double garage and parking and the whole is situated in an elevated position just above the town centre.

Gardens and Grounds

The private gardens are well screened and south facing, arranged over three tiers with each level having a door from the cottage. The second reception room leads onto the sheltered heated swimming pool with a feature original telephone box which has been transformed into a shower. The whole area is surrounded by well stocked flower borders. The patio is ideal for entertaining.

Situation - Central Henley

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt 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. Badgemore Primary School is a short walk away and Gillotts Secondary School on the outskirts of town. Henley College is within a short walk. There is golf at Henley and Huntercombe, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

Services, mains gas electricity water and drainage.
Council Tax G, South Oxfordshire District Council.

Directions

RG9 1TP At the top of Hart Street proceed past the market square and leave the town up Gravel Hill with the Town Hall on your right. The property will be found on the left hand side on the corner of Paradise Road, opposite the entrance to Friar Park.

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.