



PARADISE ROAD HENLEY-ON-THAMES RG9
£5,500 PER MONTH AVAILABLE 09/09/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS }

**Paradise Road Henley-on-Thames
RG9**

**£5,500 Per Month
Unfurnished**

 **6 Bedrooms**
 **3 Bathrooms**
 **4 Receptions**

Features

- Central location within Henley, - Tudor Grade II listed detached home, - Available 9th Sept - 19th Oct., - Inclusive of bills., - Swimming pool is excluded from this let., - Two week deposit

Council Tax

Council Tax Band G

Hamptons

43 High Street
Marlow, SL7 1BA
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The Property

This characterful property spans over three floors with a landscaped garden, heated swimming, a large terrace on the top lawn and BBQ area with seating around the pool. The oak door provides entrance to the property into a vaulted hallway and a stairway to the first floor which is comprised of three bedrooms, ensuite to the principal and family bathroom with separate w/c. A further two bedrooms can be found on the second floor of the original building. The ground floor has a dining room/parlour with Inglenook fireplace and study. The triple aspect sitting room features a second Inglenook fireplace, bread oven and access to the patio garden. The kitchen/breakfast room has a variety of integrated appliances with shaker style cupboards and larder. Stairs lead to the third reception room with views of the garden, the outdoor pool and an original red telephone box now used as an pool shower. A further reception room/games room and bedroom can be accessed via stairs from the third reception providing additional versatile space for guests or as a work suite. The double garage with electric door and power points has a door leading onto the utility and additional shower room

Outside

The south facing private gardens are arranged over three levels with doors leading from the cottage to each level. The entire garden is bursting with a mixture of flower boarders and mature landscaped evergreen. There are two patio areas and the rest is laid to lawn.

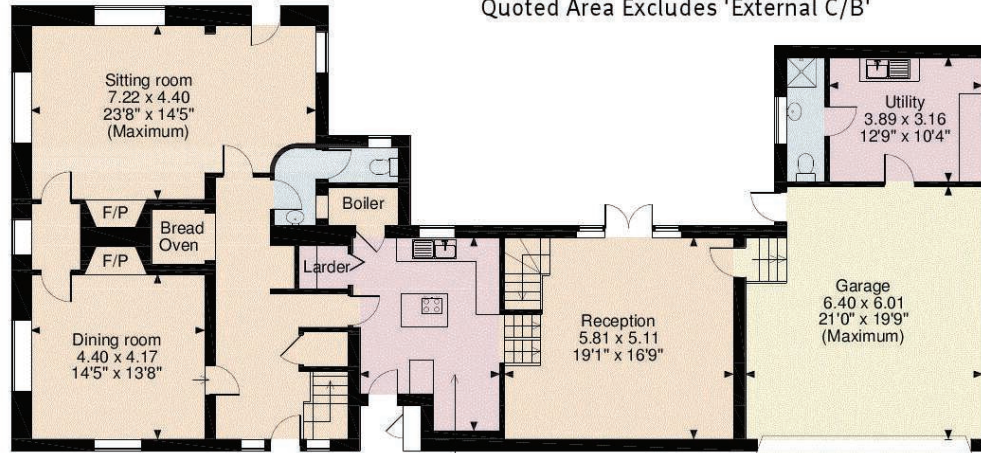
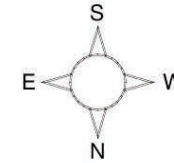
Location

Henley on Thames is a charming riverside town

approximately 8 miles from Reading, 40 miles from Central London and approx. 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques. There are numerous coffee shops and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta in early July followed by the Henley Festival and Rewind Festival. State Primary schools include Trinity, Badgemore and Valley Road, plus Gillotts secondary school, and the Henley College. Fee paying schools include Rupert House and St Marys Prep, and there are buses to The Oratory, Reading Blue Coat & Moulshford. Henley is surrounded by pretty countryside, dominated by the Chiltern Hills to the north of the town. The River Thames is a focal point of the town itself.

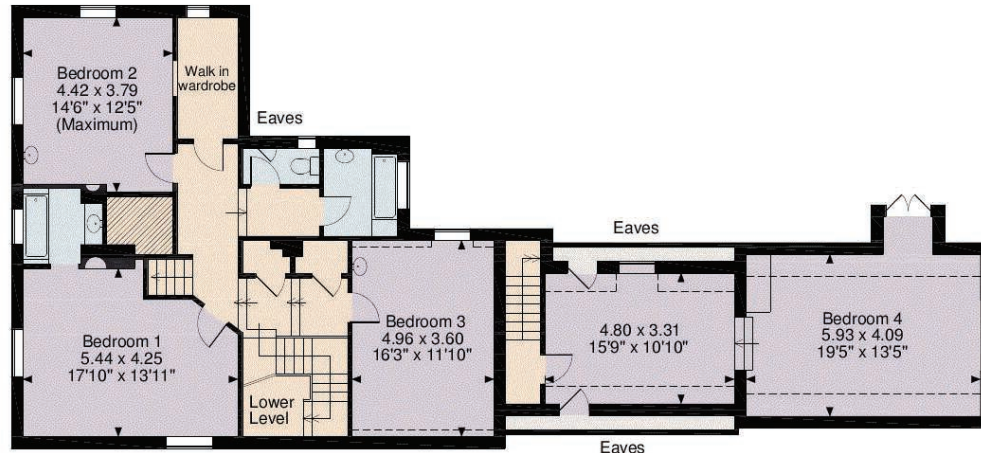


Gravel Hill, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 298sq.m (3,206sq.ft)
Garage = 37sq.m (400sq.ft)
Total = 335sq.m (3,606sq.ft)
 Quoted Area Excludes 'External C/B'

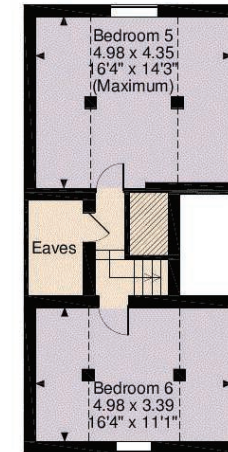


GROUND FLOOR

Kitchen/
Breakfast room
4.90 x 3.55
16'1" x 11'8"



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



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