PHILIP BOOTH ESQ.







18 Harcourt Close, Henley-On-Thames, Oxon, RG9 1UZ

£925,000

- 4/5-bedroom detached house
- Versatile ground-floor accommodation
- First-floor balcony with far-reaching views
- Approximately 1,997 sq ft of accommodation
- Potential to create a self-contained annexe
- Private garden and paved terrace
- Arranged over three floors
- Covered driveway parking for several cars
- No onward chain

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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18 Harcourt Close, Henley-On-Thames RG9 1UZ

A substantial 4/5-bedroom detached house situated at the end of a quiet cul-de-sac, with versatile accommodation over three floors approaching 2,000 sq.ft. Features include a first-floor balcony with far reaching views, a private rear garden, covered car parking and potential for a ground-floor annexe self contained.

5 3 2 C

Council Tax Band: F





ACCOMMODATION
The property has been a much-loved family home for many years and, whilst perfectly liveable, would now benefit from some updating and modernisation, presenting an opportunity for buyers to put their own stamp on a generously proportioned house.

Steps lead up to the drive to a brick paved deck and the front door, which opens into the entrance hall.

The ground floor offers a particularly flexible arrangement, centred around a spacious family room measuring approximately 18'2 x 16'5. This room has wood-effect flooring, French doors providing access to the outside and windows allowing plenty of natural light. An adjoining bedroom/office, a kitchen, separate WC and storage cupboards. This floor offers the potential to be adapted into a self-contained annexe for a dependent relative or guest accommodation, subject to any necessary consents and alterations.

Stairs lead from the entrance hall to the first floor.

To the first floor there is L-shaped living accommodation, with a spacious sitting room with windows to the front aspect and French doors opening onto the balcony providing excellent natural light and favouring an attractive outlook with views across the surrounding area towards the wooded hillsides beyond. An archway opens into the dining area with a sliding door opening to the rear garden.

The separate kitchen is fitted with a range of contemporary-style white wall and base units with contrasting worktops over and an inset sink with a mixer tap. There is a built-in single oven, space for a microwave, a gas fired hob and plumbing for a dishwasher. There is an adjoining utility room with plumbing for a washing machine and tumble dryer.

The cloakroom has a white suite comprising a w.c. and wash-hand basin.

Further stairs lead to the second floor landing.

The principal bedroom and benefits from windows with far-reaching views over the surrounding area. The en suite shower room has a white suite comprising a shower cubicle, a low level w.c. and twin wash-hand basins.

There are three further double bedrooms and a family bathroom which features a free-standing roll-top copper slipper shaped bath with external taps, a low level w.c and a wash-hand basin.

Outside
The property occupies a quiet position at the end of Harcourt Close, with a substantial paved driveway and carport providing covered parking for several cars.

The rear garden is is terraced with steps leading up to the garden which is laid to lawn.

Agents note:
In accordance with our obligations to disclose material information. Planning permission has been granted to build a pair of semi-detached houses (2 x dwellings) on the adjacent land. Planning reference number P24/S2508/S73

This includes a right of way over the drive of 18 Harcourt Close to the two new dwellings by both pedestrians and vehicles.

LOCATION
Living in Harcourt Close
Harcourt Close is a popular and peaceful residential road situated approximately a mile from Henley town centre and railway station, with broad views across the valley. The property is also ideally situated for several Primary schools. Gillotts School is within walking distance and Henley College is close by.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes (via Twyford mainline and Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools

Primary Schools - Valley Road, Sacred Heart
Secondary Schools - Gillotts School
Sixth Form - The Henley College
Private prep schools - St Marys School, Rupert House School.
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

Leisure
The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August and Henley Literary Festival in September.
River pursuits include rowing, kayaking and sailing. Marina facilities at Harleyford and Wargrave; Golf at Henley Golf Club and Badgemore Park. Sports clubs Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. The Henley Park Run takes place from nearby Tilebarn Close.

Phyllis Court is a private members country club, situated on the river, which has a wealth of facilities, including a gym and indoor pool; and is a great place to socialise.

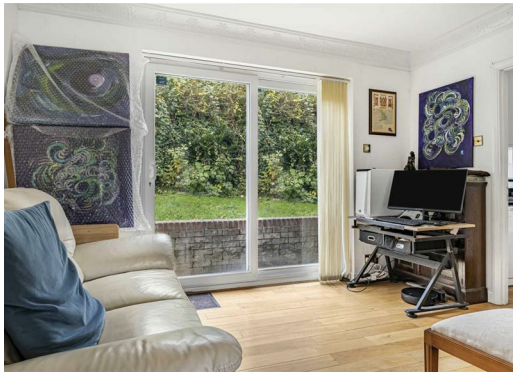
Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band F
Mains Gas, Electricity, Water and Drainage. Ultrafast fibre optic broadband via ZZoomm













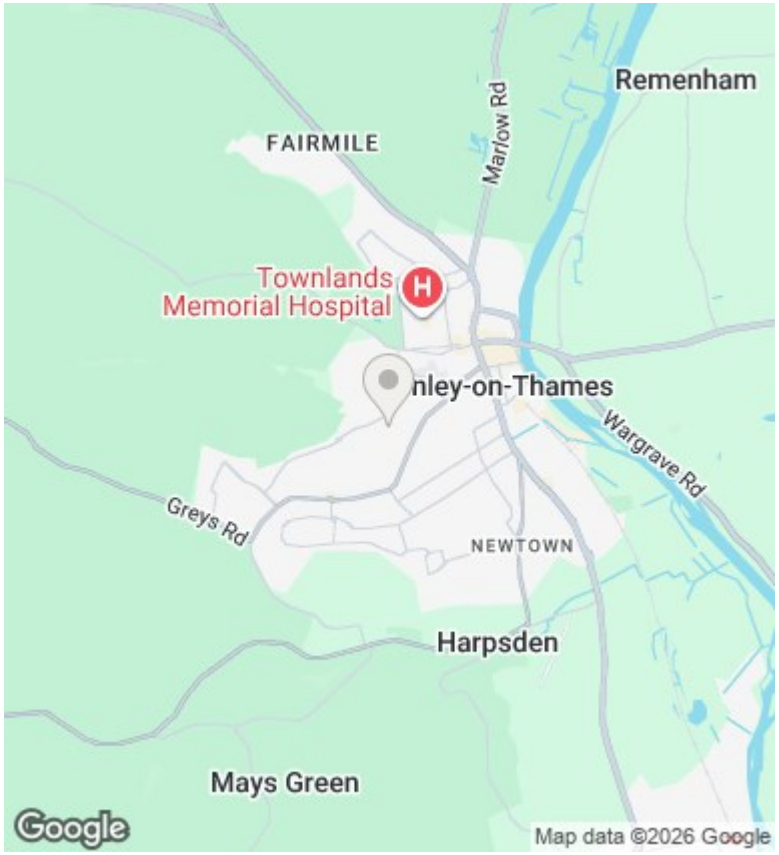






Approximate Gross Internal Area 1997 sq ft - 185 sq m
Ground Floor Area 725 sq ft – 67 sq m
First Floor Area 636 sq ft – 59 sq m
Second Floor Area 636 sq ft – 59 sq m



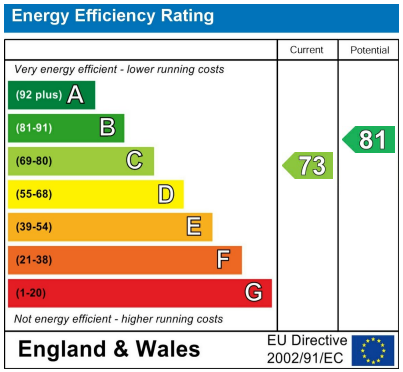


Directions

From our offices in Station Road, continue to the traffic lights with the junction of Reading road and turn right. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave and opposite Henley College, turn left into Deanfield Road. At the roundabout turn left and continue up the hill where Harcourt Close is the first turning on the left. number 18 is the last property on the right.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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