



1 GRANGE ROAD

Henley-on-Thames, Oxfordshire, RG9



# A BEAUTIFULLY RENOVATED HOME BLENDING CHARACTER AND CONTEMPORARY STYLE

Combining character features with contemporary styling, this attractive property offers thoughtfully updated, well balanced accommodation arranged over three floors in a highly sought after location.



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EPC

D

Local Authority: South Oxfordshire District Council

Council Tax band: D

Tenure: Freehold

Services: Mains electricity, water, gas and drainage

Guide Price: £800,000



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Extended and enhanced over the years, the property provides generous living space perfectly suited to modern family life. The current owners have undertaken a comprehensive programme of redecoration, creating a bright and cohesive interior with a stylish, contemporary finish throughout.

The welcoming entrance hall leads into an elegant sitting room featuring a bay window and attractive fireplace, creating a warm and inviting atmosphere. Bespoke fitted bookcases have been thoughtfully incorporated to define the reception space while providing a seamless flow into the adjoining dining area.







## CONTINUED

The dining room forms the heart of the home and opens through to the well appointed kitchen, fitted with a range of wall and base units and centred around a practical island, ideal for everyday living, entertaining and informal dining. Doors open directly onto the landscaped rear garden, providing an attractive outdoor space for relaxing and al fresco dining. A useful utility room is positioned at the rear of the garden, together with access to the rear passageway. A cloakroom completes the ground floor accommodation.



On the first floor, the landing benefits from an excellent range of bespoke floor to ceiling storage cupboards. The principal bedroom enjoys a front aspect and is complemented by built in storage and a well appointed en suite shower room. To the rear is a versatile dressing room fitted with made to measure wardrobes, which could alternatively serve as an additional bedroom if required. A stylishly refurbished family bathroom serves this floor.

Occupying the second floor is a further spacious double bedroom, benefiting from excellent eaves storage and a peaceful setting away from the main living areas.





## LOCATION

1 Grange Road occupies a desirable position on a popular residential road, approximately 0.6 miles from the heart of Henley-on-Thames and its excellent range of amenities. The town offers a vibrant selection of independent shops, cafés, restaurants and traditional pubs, together with the picturesque riverside setting for which it is renowned.

More extensive shopping and leisure facilities can be found in Reading and Maidenhead. Henley railway station provides services connecting to Reading and Twyford, where fast mainline services operate to London Paddington.

The nearby M4 (Junction 8/9) provides convenient access to Heathrow Airport and the national motorway network. The area is particularly well regarded for its excellent educational opportunities, whilst a wealth of leisure pursuits include golf at several prestigious local courses, boating on the River Thames and extensive countryside





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Approximate Gross Internal Area = 134.4 sq m / 1447 sq ft

Outbuilding = 4.7 sq m / 50 sq ft

Total = 139.1 sq m / 1497 sq ft

(Excluding Eaves & Bins)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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