



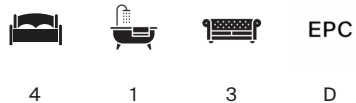
54 ST. MARKS ROAD

Henley-on-Thames RG9



AN OPPORTUNITY TO PURCHASE A DETACHED PERIOD PROPERTY

Coming to the market for the first time in 50 years the property is located on one of Henley's most sought-after residential roads. It enjoys an exceptionally private walled garden extending to 0.34 acres.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

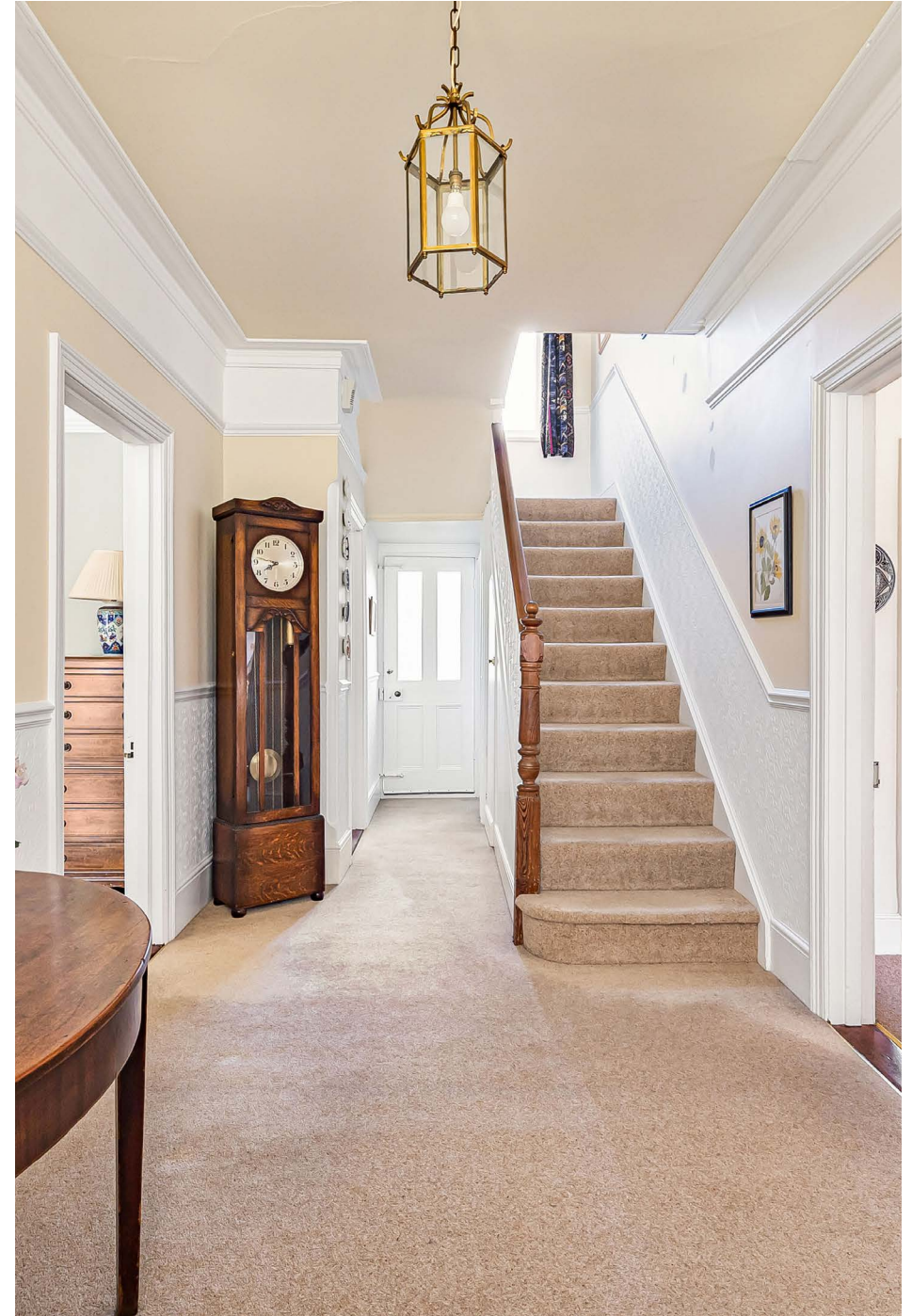
Guide price: £1,650,000



THE PROPERTY

The property has lovely high ceilings and cornicing throughout giving a great sense of light and space. A generous entrance hall sets the tone for the home, offering access to the principal ground-floor rooms. The elegant sitting room, positioned at the rear, features high ceilings with ornate cornicing and French doors opening directly onto the garden. To the front, the light-filled family room enjoys a large picture window and fitted cabinetry, creating a warm and inviting space.

Across the hall, the dining room connects with the kitchen. The kitchen is fitted with cream wooden cabinetry by Martin Moore and granite worktops, complemented by a built-in oven and integrated hob for a streamlined, modern feel. A practical utility room adjoins the kitchen and provides access to both the garage and the garden. A guest W.C. sits towards the rear of the hallway, along with a door leading outside.







THE PROPERTY (CONTINUED)

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom overlooks the front garden and benefits from fitted wardrobes and a wash basin. Three additional double bedrooms are served by a family bathroom with bath and separate shower, plus an independent W.C. A secondary staircase rises to the roof area.

GARDENS & GROUNDS

Set back from the road, the property offers off-street parking via a private driveway, leading to a single garage. The front garden is attractively planted and includes a pathway to the entrance porch, as well as access to a greenhouse at the side.

The rear garden is a standout feature—an enchanting, mature space enclosed by brick walls and predominantly laid to lawn. A wide paved terrace spans the rear of the property, providing an ideal area for outdoor dining and relaxation. Beyond the lawn, a well-tended section is dedicated to fruit, vegetables, and wildflowers, complete with a garden shed.



SITUATION

St Mark's Road is one of Henley's most sought-after addresses, situated within easy reach of the town centre and falling inside the Trinity School catchment—one of several excellent schools in the area. Henley-on-Thames provides an extensive selection of shops, restaurants, cafés, and leisure amenities, along with a theatre and cinema.

Henley Station is close by, offering services to London Paddington via Twyford, with convenient connections to the Elizabeth Line and a journey time of approximately 55 minutes.

The larger centres of Reading and Oxford are also easily accessible, offering a wide choice of high-street shopping, cultural venues, and recreational facilities.

Excellent transport links include the M4 and M40 motorways, providing fast and direct routes to Heathrow Airport, central London, the M25, and the West Country.







**Approximate Gross Internal Area 2390 sq ft - 222 sq m
(Including Garage)**

Ground Floor Area 1478 sq ft – 137 sq m

First Floor Area 912 sq ft – 85 sq m



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. (ID767266)

We would be delighted
to tell you more.

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