



PHILIP
BOOTH
ESQ.



17 Ancastle Green, Henley-On-Thames, Oxon, RG9 1TR

£725,000

- An architect-designed terraced house built in 1968
- Modern fitted kitchen
- Three further double bedrooms
- Garage in a nearby block
- Entrance hall with cloakroom
- Separate utility room
- Family bathroom
- Open-plan reception room with atrium and galleried landing
- Principal bedroom with en suite
- Private terraced rear garden

17 Ancastle Green, Henley-On-Thames RG9 1TR

A beautifully presented 4-bedroom 2-bathroom architect-designed home, built in 1968, which overlooks the central green, with rooftop views over Henley. Open-plan living and a modern fitted kitchen. Benefitting from pretty terraced garden to the rear and a garage in a block, the property is located in a quiet residential development approx 0.4 miles to the west of Henley town centre.



Council Tax Band: E



ACCOMMODATION

A part-glazed front door opens into a bright entrance hall.

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

A door opens from the hallway into an impressive open-plan reception room with a feature 'atrium' style galleried landing above with skylight. Engineered wood flooring further creates a feeling of space throughout the reception room, with wall light points and sliding patio doors to the rear garden.

The kitchen benefits from underfloor heating, and has a good range of modern 'shaker' style wall and base units with a 1 1/2 bowl stainless steel sink unit below a large picture window which overlooks the central green to the front. Integrated appliances include a built-in electric double oven with an induction hob and extractor hood over, a fridge and freezer, and a dishwasher.

The utility room has plumbing for a washing machine, tumble dryer and has fitted shelving and a worktop. The floor-standing gas-fired boiler provides heating via a ducted hot air system and there is a water softener.

The open-tread staircase has a glass balustrade and a wooden handrail, leading to the galleried landing with a useful storage cupboard. From the landing, you can look down into the reception room as an architectural feature.

The principal bedroom has a rear aspect overlooking the garden and has a built-in wardrobe. A door opens into the en suite shower room with a white suite with a cubicle housing a power shower, a vanity wash hand basin, a low-level w.c. with a concealed cistern, tiled walls, laminate wood-effect flooring and a skylight.

Bedroom 2 is a double bedroom with a front aspect with far-reaching views over Henley, and built-in wardrobes.

Bedroom 3 has a built-in wardrobe and a rear aspect picture window. There is a

door connecting to the principal bedroom, which allows this room to be used as a child's nursery or a dressing room.

Bedroom 4 is a small double bedroom with built-in wardrobes and a window to the front with far-reaching views.

The family bathroom has a white suite comprising a panelled bath with fully tiled surround, a power shower, mixer tap and a curtain. There is a wash hand basin and a low level w.c., a wall mounted heated towel rail and a skylight window providing natural light.

The garden is enclosed by wooden fencing with a split-level patio area directly outside the living room. There are steps to the upper tiers with beautifully stocked flower beds and potted plants with shrubs, with ornamental trees providing a degree of privacy from the neighbours. Further steps lead to the top of the garden where there is a pedestrian gate leading to a path that provides access to the single garage in a block approx. 50 metres away.

LOCATION

Living in Ancastle Green

Ancastle Green is within easy reach of Henley's town centre, with its range of shops, cafes, and transport links, while also offering a quiet position with elevated views. For those who want to be close to all amenities, this home is just a 10 minute walk from the elegant town hall and the square, which holds a bustling market every Thursday and is surrounded by cafe's and restaurants.

Henley-on-Thames has a good range of local shops, pubs, restaurants, a three-screen cinema and the 200-year-old Kenton Theatre. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival of Arts, the Rewind Festival in August and the Henley Literary Festival, which takes place every September/October.

The commuter is well provided for with the M4/M40 giving access to London,

Heathrow, West Country and the Midlands. Henley Station has links with London Paddington 55 minutes (via Twyford Crossrail - TfL Elizabeth Line).

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Reading offers excellent shopping at the Oracle Shopping Centre. Recreational facilities include the Select Car Leasing Stadium, home to Reading Football Club.

Schools

This family home is perfectly located for both private and local schools. It is within catchment for Badgemore Primary School (Ofsted Good) and Gillotts Secondary School (Ofsted Outstanding). Henley Sixth Form College is approximately 5 minutes' walk away.

Leisure

River pursuits include rowing and kayaking with several good clubs along the Thames. Marina facilities are found at Hobbs in Henley, at Harleyford and Wargrave. Golf at Badgemore Park Golf Club, which is within walking distance. Henley lawn tennis club is located a short walk away at Henley College playing fields. The town has an active Rugby club as well as football and hockey for all ages. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Services: All mains services

Gas fired ducted hot air heating system

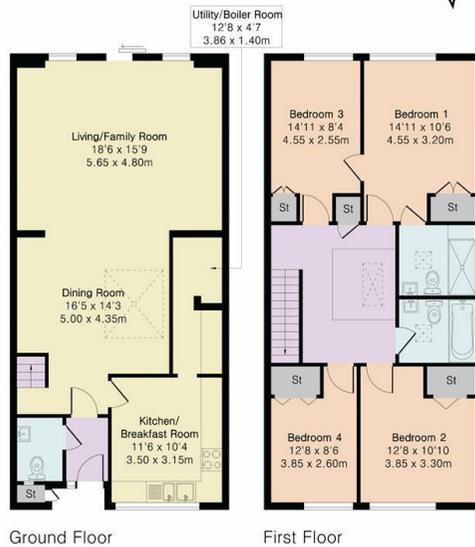
Local Authority - South Oxfordshire District Council

Council Tax Band - E

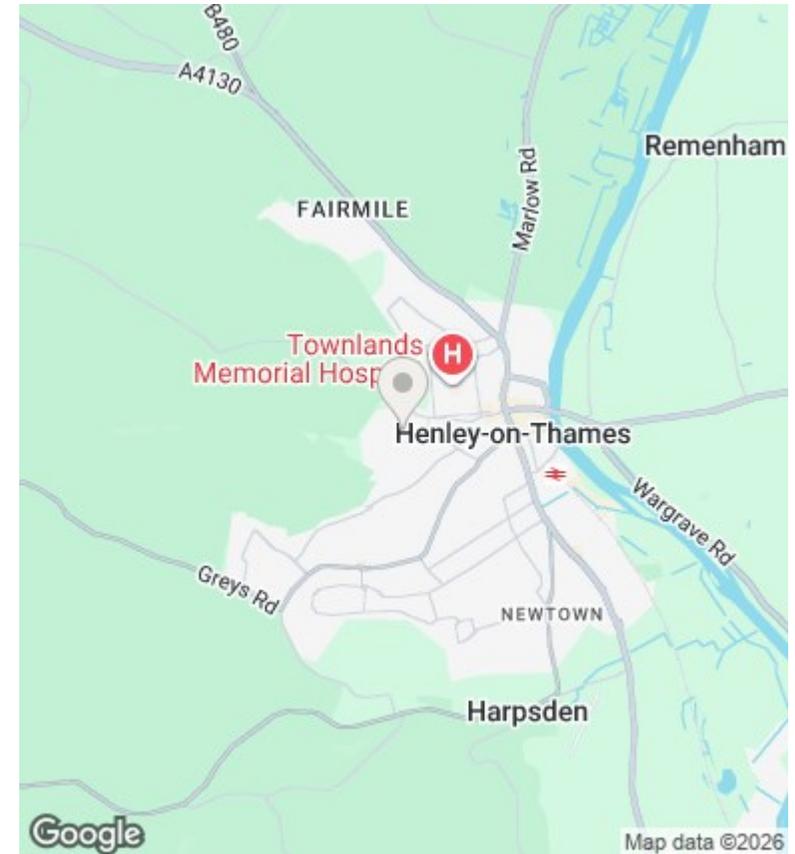




Approximate Gross Internal Area 1562 sq ft - 145 sq m
 Ground Floor Area 775 sq ft - 72 sq m
 First Floor Area 787 sq ft - 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Directions

From our office in Station Road turn right at the traffic lights into Reading Road, towards the town centre. Continue into Duke Street and at the central traffic lights turn left into Market Place. Continue past the Town Hall and up Gravel Hill. Pass the turning to Paradise Road and turn next left into Ancastle Green. At the top of the hill bear right and number 17 is on the right hand side.

Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	