PHILIP BOOTH ESQ.

# Rifle Cottage, 83 Greys Road, Henley-On-Thames, Oxon, RG9 1TD

£495,000

- Historic former public house (The Rifle)
- Dressing room/child's nursery
- Tiered garden with paved dining terrace
- No onward chain
- Beautifully presented period cottage
- Sitting room with fireplace
- Purpose-built garden studio
- Two double bedrooms
- Stylish fitted kitchen
- Short walk to the town, river and station

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Formerly The Rifle public house, Riffle Cottage is a beautifully presented two-bedroom period home arranged over three floors. Rich in character and complemented by a generous terraced garden with a detached purpose-built home office. The cottage enjoys a highly convenient position on Greys Road, just a short walk from Henley town centre, the River Thames and the railway station.

3 1 1 D

Council Tax Band: D

**ACCOMMODATION**

The ground floor centres around a welcoming sitting room, with a front aspect window with fitted shutters, a handsome cast-iron fireplace and fitted 'floating' shelves and create a wonderfully cosy space.

To the rear, the kitchen is well-appointed with a range of modern wall and base units, with inset sink with mixer tap, white 'metro' style tiled walls, a built-in single oven, gas hob with hood over. A stable door opens to the rear garden, making it an ideal space for everyday living.

Stairs lead down to the lower floor where there is a double bedroom with excellent built-in storage with a glass covered barrel chute providing natural light.

To the first floor, the bedroom 1 has a front aspect with fitted shutters.

The bathroom has a modern white suite comprising a panelled bath with shower and glass screen, a vanity wash-hand basin and w.c.

The small 3rd bedroom is currently used as a dressing room and could also serve as a child's nursery.

Outside

The rear garden is a particular feature being approximately 60 ft in length. Arranged over attractive tiers, it offers a lower paved terrace with steps up to a lawn with mature planting and further steps to the upper paved terrace space for a table and chairs, providing a peaceful setting. At the top of the garden sits a detached home office, fully equipped with power, making it ideal for home working, hobbies or a studio.

In addition there is a timber shed.

**LOCATION**

Living in Greys Road

Greys Road is a residential road with this property being just 0.25 miles from the town centre and railway station, which is approximately a 10 minute walk away.

Henley has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, an historic 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 road access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford which is also an TfL Elizabeth Line (Crossrail) station.

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Schools

Primary Schools – Trinity Primary, Sacred Heart Primary
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Private Prep schools – St Mary's School, Rupert House School,

Leisure

There are many local rowing clubs along the river. In addition there are canoe clubs and a sailing club at Wargrave. The world famous Henley Royal Regatta takes place in July followed by the Henley Festival of Arts. The Rewind Festival takes place by the river in August.

Mooring and Marina facilities can be found at Henley, Hambleden and Wargrave.

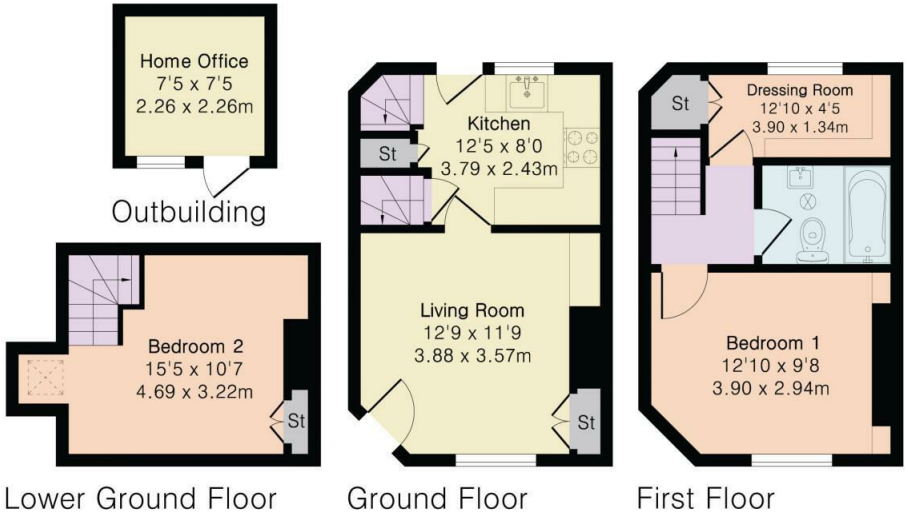
There are local golf clubs at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include, an active Rugby Club, Hockey, Football and Lawn tennis.

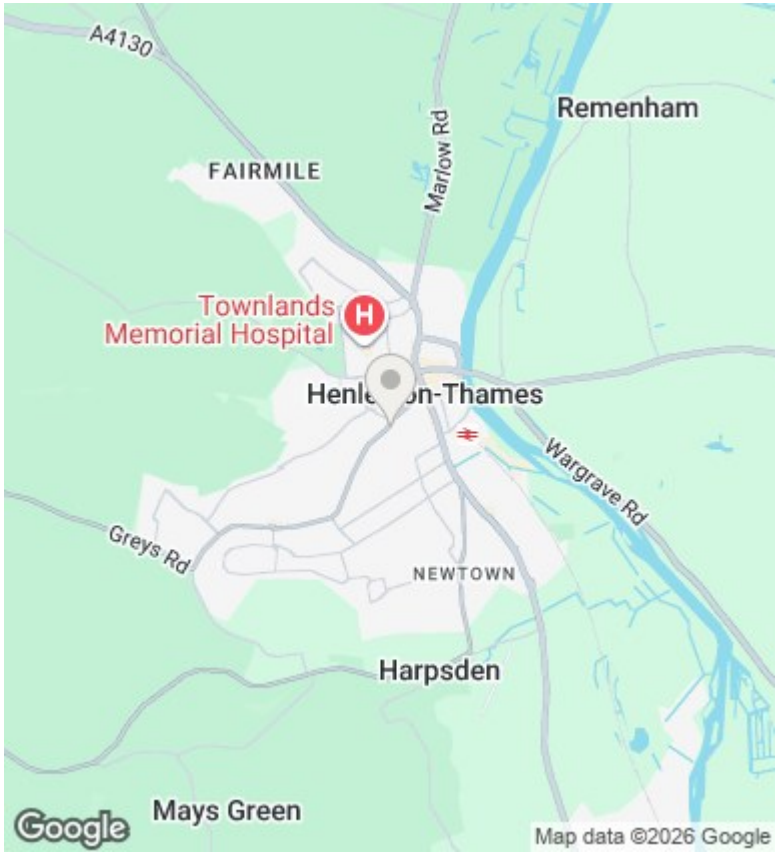
There is superb walking, cycling and riding in the Chiltern Hills, a designated Area of Outstanding Natural Beauty.

Tenure – Freehold
Local Authority - South Oxfordshire District Council
Council Tax - Band D

**Approximate Gross Internal Area 645 sq ft - 59 sq m**
**(Excluding Outbuilding)**

Lower Ground Floor Area 141 sq ft – 13 sq m
Ground Floor Area 252 sq ft – 23 sq m
First Floor Area 252 sq ft – 23 sq m
Outbuilding Area 55 sq ft – 5 sq m



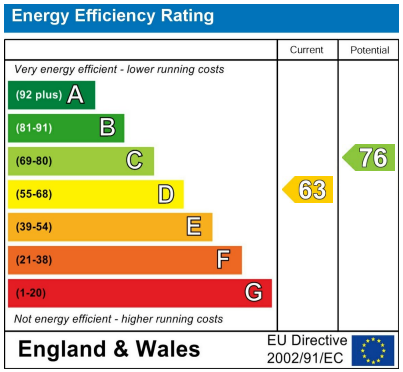




## Directions

From our offices in Station Road, turn right at the traffic lights with the junction with Reading Road, towards the town centre. Turn left into Greys Road. Continue past Albert Road, and Greys Hill, where the property will be found on the left hand side.

## Viewings

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

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