



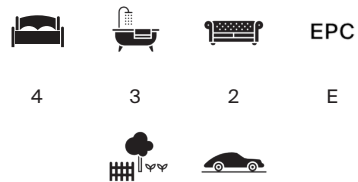
THE OLD BAKERY

1 Church Street, Henley-on-Thames RG9



A CHARACTERFUL SEMI- DETACHED VICTORIAN HOME

Situated in the heart of Henley-on-Thames, just moments from the town centre, River Thames and train station, with a private walled garden and off-street parking for two cars.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services : All mains services

Offers in excess of: £1,000,000



THE OLD BAKERY

The property has been thoughtfully extended over the years to create a spacious and versatile accommodation arranged over two floors, in addition to a useful basement room. It combines period charm with contemporary design, making it a truly unique home.

At the heart of the property is a kitchen that runs from the front to the rear of the house, connecting the dining area and sitting room—ideal for both everyday living and entertaining. The sitting room, part of a more recent extension, is a standout feature with its vaulted ceiling, wood burner, and double doors opening directly onto the garden, creating a wonderful indoor-outdoor flow.







THE PROPERTY (CONTINUED)

The accommodation is arranged across four bedrooms. Two are located on the first floor, including a principal bedroom with en-suite. On the ground floor are two further bedrooms, one of which benefits from an en-suite, while the other offers flexibility to be used as a study, guest room, or additional reception space.

GARDENS & GROUNDS

Outside, the property benefits from a paved forecourt providing off-street parking. To the rear, a charming walled courtyard garden features a vine-covered pergola, creating a private and tranquil space ideal for outdoor dining and relaxation.



SITUATION

Located in a prime area of central Henley, The Old Bakery is a short walk from the town centre and railway station, which provides easy access to London and Reading. Henley railway station connects to Twyford's mainline station, where the Elizabeth line provides fast trains to London. Access to the motorway network is available via the M40 (Junction 4) at High Wycombe and the M4 (Junction 8/9) at Maidenhead Thicket.

The vibrant town centre is just a short stroll away, with an excellent selection of independent shops, cafés, and restaurants. Additionally, the River Thames and Henley Leisure Centre are within easy reach for leisure and fitness activities. Henley-on-Thames offers boating, sailing, and rowing on the River Thames, which hosts the famous Henley Royal Regatta. It also has a theatre, cinema and numerous cafes and restaurants. Many beautiful walking trails, some easily accessible from Parkside, are also along the river and in the surrounding countryside.

Nearby schools include Rupert House School in Henley, Abingdon School, The Abbey, Reading Blue Coat School, Claires Court, Papplewick School, Shiplake College, The Oratory, Queen Anne's School in Caversham, and The Dolphin School in Hurst.





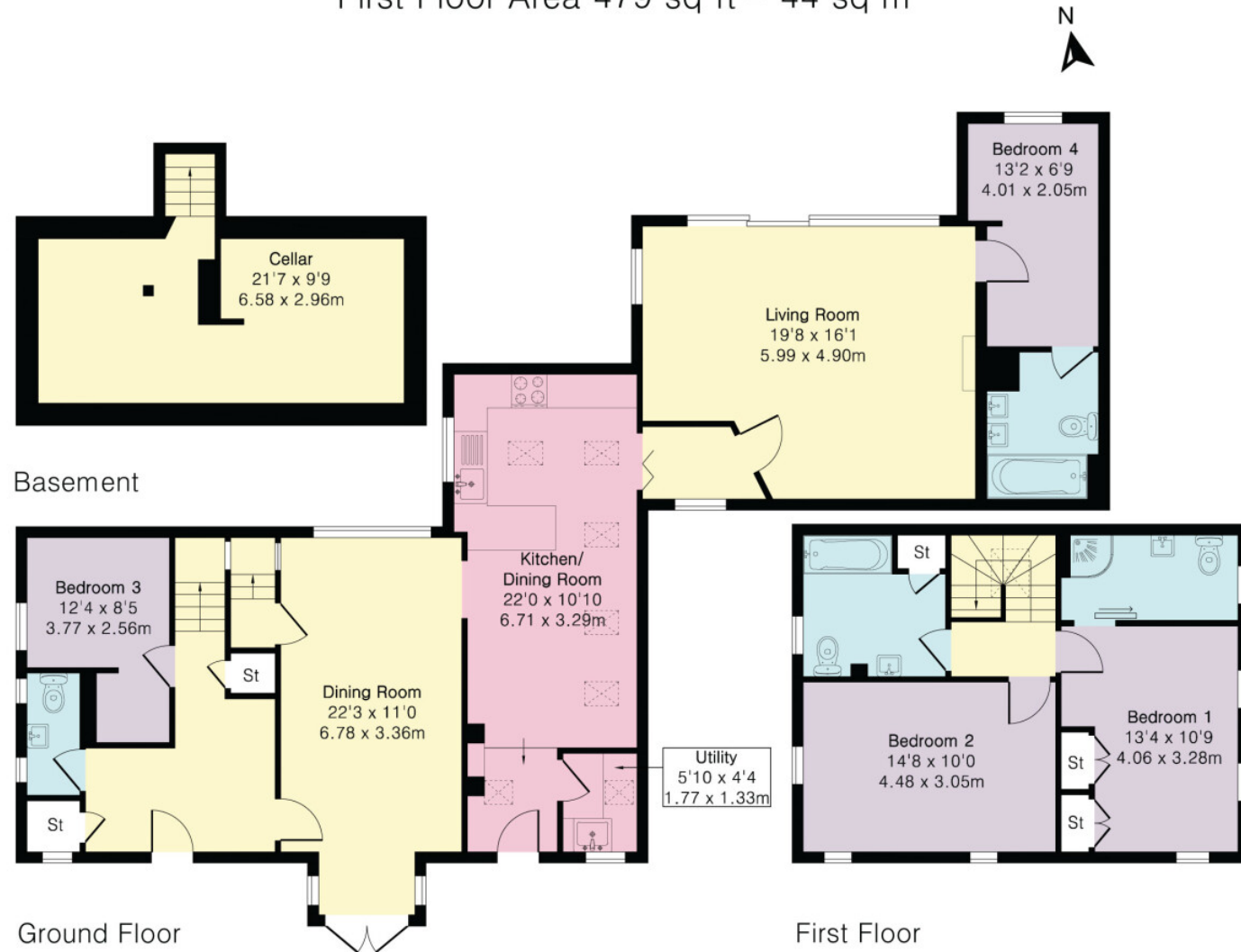


Approximate Gross Internal Area 1976 sq ft - 183 sq m

Basement Area 224 sq ft – 21 sq m

Ground Floor Area 1273 sq ft – 118 sq m

First Floor Area 479 sq ft – 44 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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