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## 7 Vicarage Road, Henley-On-Thames, RG9 1HF

£1,100,000

- Detached Victorian home in desirable residential road
- Modern fitted kitchen with breakfast room
- 3 further bedrooms
- Space to the front for off-road parking
- Much-loved family home for more than 50 years
- Annexe featuring utility room, study / bed 5, and w.c.
- Family bathroom
- Large bright open-plan sitting / dining room
- Principal bedroom with balcony and en suite
- Walled rear garden with pond, trees and mature planting

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# 7 Vicarage Road, Henley-On-Thames RG9 1HF

A much-loved 4-bedroom Victorian detached home in a popular residential road, just a short walk from Henley station, town centre, and close to good local schools. Presents an opportunity to modernise and extend subject to permissions. Bright open-plan reception room, separate kitchen/breakfast room, an annexe with utility room, study and w.c. Upstairs, 3 spacious double bedrooms, 1 single and 2 first floor bathrooms. Walled rear garden, and paved front garden with potential for off-road parking.



Council Tax Band: G



## ACCOMMODATION

A delightful detached bay-fronted Victorian home, which has been in the same family for more than 50 years, and is presented with no onward chain. The house is in a fantastic residential location, a short walk to local amenities, popular primary schools and the train station. A classic Victorian style, it benefits from many original features, and presents an opportunity for some modernisation throughout.

The main door of the property is located around to the left hand side of the property, accessed via a paved pathway with gate.

A door opens into a hallway with an under-stairs coat cupboard.

The kitchen / breakfast room has ample space for a table, and with a pass-through into the kitchen, which features natural wood wall and base units with worktops over, and a stainless steel 1 1/2 bowl sink unit with a tiled backsplash. Integrated appliances include a 4-ring induction hob, a Bosch electric double oven with a microwave, and a fridge freezer. There is a dual aspect, and a glazed door leads out to the brick annexe.

The annexe was built in the 1970s and is likely in need of updating. This useful space includes a laundry utility room, a w.c. and a study which has been used as an occasional 5th bedroom, with a window to the garden. A part-glazed door leads out to the rear garden.

To the front of the house, there is an open-plan sitting and dining room, with high ceilings, windows to the front and rear, including the big bay window. This generous and comfortable reception room has a wood-burning stove to the front and an open hearth fireplace to the rear of the room. An alcove - which previously housed the front door - is set up as a writing nook.

The original wooden staircase leads to the first floor landing, which has storage cupboards.

To the rear of the house, the principal bedroom is a double with French doors leading out to a tiled balcony with handrails, providing Easterly views over the rear garden and across the river valley. There is a modern en suite bathroom, with a window, floor-to-ceiling tiles, a heated towel rail, a w.c., wash hand basin, a shower and a bidet. A trio of cupboards provides useful storage.

Bedroom 2 is a double bedroom with a bay window to the front, high ceilings and a picture rail, fitted cupboards and exposed wooden floors.

Bedroom 3 is a large double with views to the rear, with exposed wooden floors, high ceilings and a picture rail.

Bedroom 4 is a single bedroom with a front aspect.

A family bathroom has a shower, a wash hand basin and a w.c., and houses the modern gas-fired central heating boiler.

## OUTSIDE

The charming rear garden is enclosed by the original brick and capstone wall, and features a lawn, well-established planting, a pond with frogs, and a mature apple tree. To the side of the property, a wood store is accessible from the main door.

To the front of the property, the house is set back from the road with a paved frontage, and a mature weeping birch tree. There is a drop kerb to the road, which could allow off-road parking.

## LOCATION

Vicarage Road is a very popular residential road, approximately a 1/4 mile away from Henley town centre and railway station.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are boutiques, a cinema, a 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 access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington via Twyford mainline or Elizabeth Line services into the City and Canary Wharf.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

## Schools

Primary Schools – Sacred Heart and Trinity schools are close by.

Secondary Schools – Gillotts School (OFSTED Outstanding)

Sixth Form – The Henley College

Independent Prep Schools – St Mary's School, Rupert House School in Henley  
Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey and boys and girls schools in Abingdon

## Leisure

Henley Leisure Centre is located next to Gillotts School approximately 1/2 mile away, and has a swimming pool, sports hall, squash courts and a gym. Phyllis Court private members club is located on the banks of the river, and beyond the club activities, it features a private gym, indoor swimming pool and several tennis courts. Various River pursuits on the Thames and the world famous Henley Royal Regatta. The Henley Festival of Arts. Boating marina facilities available at Hambleden, Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure - Freehold

## Services

Mains gas, electricity, sewage, water

Broadband - super-fast and ultrafast fibre available to the premises.

South Oxfordshire District Council

Council Tax Band G





Approximate Gross Internal Area 1763 sq ft - 164 sq m  
 Ground Floor Area 982 sq ft - 91 sq m  
 First Floor Area 781 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.

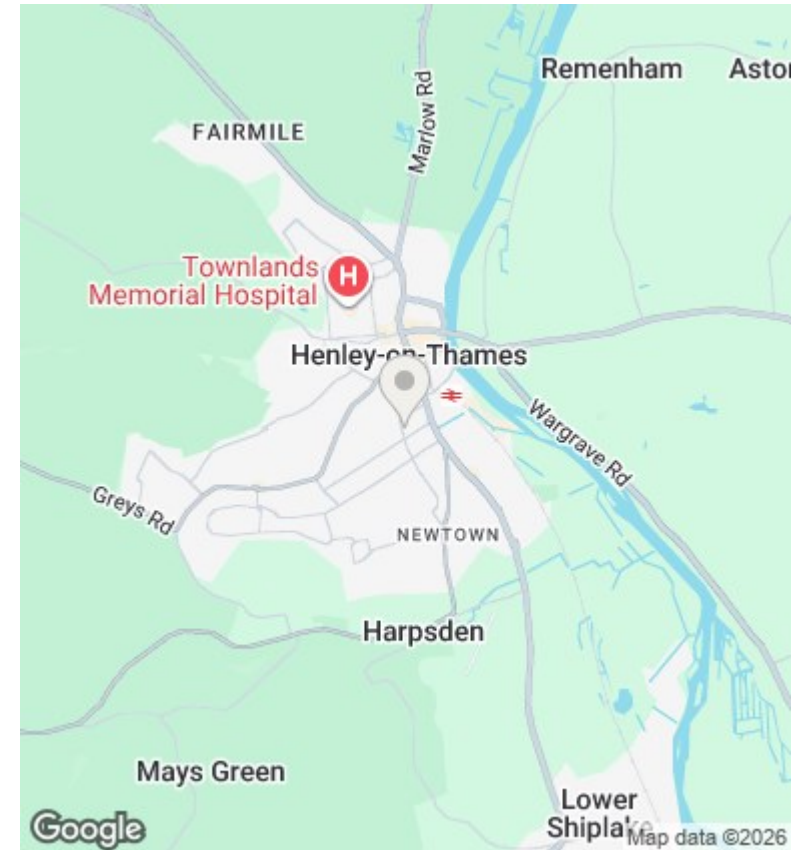


## Directions

From our offices in Station Road turn left at the traffic lights into Reading Road and first right into Hamilton Avenue. At the top of the road by Trinity School follow the road to the left into Vicarage Road, 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	