



12 Remenham Row, Henley-on-Thames, Oxfordshire RG9 2LQ

A well presented three bedroom cottage situated on a small development of spacious cottages and apartments in a glorious position on the banks of the River Thames.

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Two / Three Double Bedrooms

Bathroom

Garage

Patio Garden

999 year Lease (from 1984)

No Ground Rent

55+ Age Covenant.

The Property

12 Remenham Row is a well presented two/three bedroom cottage complete with sun room, conservatory and garage situated on an idyllic estate which is within walking distance of the River Thames.

Upon entering, you are welcomed into a large bright and airy entrance hall leading through to all main areas of the property.

The cottage benefits from a large open plan sitting/dining room with views over the maintained estate grounds and dovecote. There is a feature electric fireplace and access to the properties sunroom leading out to the garden, directly from the dining room making it a perfect space for entertaining.

The kitchen has a range of fitted units along with integrated appliances such as the hob, oven and microwave.

Downstairs there is a further multifunctional room which could be used as a snug/study or third bedroom along with a useful shower room.

The property has a large upstairs landing which can be used for a study or reading area and two large double bedrooms both with built in storage with bedroom one benefiting from an en- suite shower room. A main family bathroom can also be accessed from the landing.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £775,000 (Leasehold)

Directions to Remenham Row

From Junction 8/9 of the M4 take the A404 (M) towards High Wycombe over the A4 and then bear left onto the A4130 Henley Road. At the roundabout continue along the A4130 towards Henley through Henley Bottom and then down Remenham Hill into Henley.

At the junction with the Wargrave Road turn left and the entrance to Remenham Row will be found in a short distance on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01491 413324 / 07384 112 856 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

Approximate Area = 1452 sq ft / 134.8 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1596 sq ft / 148.1 sq m
For identification only - Not to scale



Rear with garden

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for Davis Tate. REF: 1088472

Approximate Gross Internals: 1452 sq ft/ 134.8 sq m Service Charge: £9448 pa Energy Performance Rating: D Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Remenham Row

Remenham Row lies on the northeast bank of the River Thames some 200 yards upstream of Henley Bridge. Its river garden and moorings look across to Henley, widely agreed to be one of the most beautiful towns in Oxfordshire. Most of the cottages and apartments have three bedrooms, and all have a conservatory or balcony and a garage. A dovecote stands near the gated entrance to the estate and the town is just a few minutes walk across Henley Bridge.

Henley is an elegant and inviting town, and its name is synonymous with the Royal Regatta and the river. At the traditional boat rally skiffs, punts, gigs and launches can be seen alongside larger river and coastal cruisers passing beneath the five-arch bridge which gracefully spans the river. Henley has a wide variety of shops, hotels, pubs and restaurants and many fine listed buildings, and is as lively today as it was in its Edwardian heyday. Nearby towns High Wycombe and Reading both have large shopping centres, and High Wycombe is also home to the Wycombe Swan Theatre, which hosts a good range of local, national and international companies and performers.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



12 PROPERTIES
BUILT 2002



ESTATE
MANAGER



GARDENER



MOORINGS



RIVERSIDE
GARDEN



Riverside gardens and moorings at Remenham Row



Henley-on-Thames



Henley Bridge



Wycombe Swan Theatre

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PROPERTY

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