



PHILIP
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29 Damer Gardens, Henley-On-Thames, Oxon, RG9 1HX

Offers In Excess Of £875,000

- A refurbished and comfortable 4 bedroom family home
- L-shaped open-plan kitchen and dining room
- Attractive principal bedroom with en suite shower room
- Garage and off-road parking for 2 cars
- A quiet location, a short walk from good schools and the railway station
- Sitting room with elevated glass gas fire
- 3 further bedrooms and a modern family bathroom
- Contemporary interior fittings and upgrades
- Oak staircase with glass balustrade
- Enclosed landscaped private rear garden with bespoke garden studio

29 Damer Gardens, Henley-On-Thames RG9 1HX

An elegant 4-bedroom family home in a quiet residential cul-de-sac close to Henley town centre. Refurbished and extended to a high specification. With 2 bathrooms on first floor, open-plan kitchen/dining space, a bright sitting room, utility laundry in the garage, landscaped garden with garden office building. Driveway parking for 2 cars.



Council Tax Band: E



ACCOMMODATION

The attractive exterior of this comfortable family home has been modernised and extended, featuring brick with Monocouche render, wooden cladding panels and a contemporary front door.

The spacious entrance hall has a tiled floor with underfloor heating, high quality fitted coats cupboards with slide-out shoe storage, and south-facing panel windows which brighten this useful space. The cloakroom features a modern suite with a low level w.c and wash hand basin.

A door opens into to the L-shaped open-plan kitchen and dining area, with exposed Amtico flooring. The dining area has a front aspect through a large picture window. The kitchen has an extensive range of modern hi-gloss style bespoke fitted wall and base units with Corian work surfaces over, with a 1 1/2 bowl under-mount stainless steel sink unit, with a boiling water tap. There is an integrated dishwasher, a bin unit, an electric oven and a separate grill, a ceramic hob with a recessed extractor fan over. Further larder cupboards, a stylish vertical radiator, an integrated fridge freezer, and useful pan-drawers. A door opens to a utility area which leads to the integral garage, which is currently in use as a large utility laundry area, with ample storage. From the garage utility, a part-glazed door leads to the rear garden.

A door opens from the dining area to the fabulous dual aspect sitting room, with continuing Amtico floors, with a wall-mounted gas fireplace and oversized sliding doors across 2 aspects, opening to the outside.

A feature staircase with oak stair treads and a glass balustrade leads to the first floor galleried landing, with a useful storage cupboard.

The principal bedroom is a dramatic large double, with a rear aspect overlooking the garden's mature shrubs, sliding doors opening to a balcony. The moody en suite shower room has floor-to-ceiling tile, a shower with rainfall shower head, a heated towel rail, a wash hand basin and a w.c..

Bedroom 2 is a carpeted double with a front aspect.

Bedroom 3 is a double with an Amtico floor and also with a front aspect.

Bedroom 4 is a carpeted double with a front aspect and a built-in wardrobe.

The family bathroom has a window to the rear, and features a white suite comprising a

P-shaped panelled bath with a shower and separate rainfall shower head, a vanity wash hand basin and a low level w.c., and a heated towel rail.

Outside

To the rear of the house there is a private westerly-facing landscaped garden with mature planting in raised concrete beds. Shrubs and trees include espaliered apple trees, camellias and a climbing rose. Vast numbers of spring bulbs will make a beautiful backdrop, and the bed nearest to the kitchen hosts a variety of kitchen herbs. Panelled fencing marks the boundary. There is a recently-built bespoke timber-clad garden studio/office, which is steel-framed, insulated with glazed sliding doors, networked for broadband, with light and power, an air conditioning unit, and with up-and-down lighters for garden atmosphere. The garden is mainly laid to lawn, but there is a generous ceramic tiled patio area for al fresco dining. The integrated shed and the boiler room can also be accessed from this area.

To the front of the property, there is a bonded resin driveway, providing off-road parking for 2 cars, and access to the single integral garage via an up-and-over door. The front garden features a modern and low-maintenance arid planting scheme.

LOCATION

Living in Damer Gardens

Damer Gardens is a quiet cul-de-sac with a strong neighbourhood community, situated approximately 0.5 miles of Henley town centre and railway station. The station in particular is a short 7 minute walk, and the centre of town is about 10 minutes away on foot.

There are regular bus services to Reading and High Wycombe with bus stops on Reading Road. The popular local pub is the Three Horseshoes Pub with an attractive outdoor space, and rave reviews on TripAdvisor. A short walk away is the petrol station, which acts as a useful convenience store and hosts both a Subway and a Greggs bakery concession, and the ever-popular Smarts Fish Bar is also located on Reading Road.

Henley has a Waitrose supermarket and a host of independent shops and boutiques within the bustling town centre, where there is a weekly market. In addition, there is a 3-screen cinema showing the latest films and the historic Kenton Theatre. Further out of town towards Reading is the Tesco superstore.

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 fast train or via Crossrail / Elizabeth Line) 55 minutes, and to many further destinations via Reading.

Reading – 7 miles

M Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Trinity Primary School, Sacred Heart School

Secondary Schools – Gillotts School

Sixth Form – The Henley College

Local Independent – St Mary's School, Rupert House School in Henley. The larger schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in Reading. School buses also operate to the boys' and girls' schools in Abingdon.

Leisure

Henley Leisure Centre is located next to Gillotts School and has a swimming pool, sports hall, squash courts and a gym.

Various river pursuits on the River Thames include the world-famous Henley Royal Regatta followed by The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave.

There is Golf at Henley Golf Club and Badgemore Park Golf Club. You'll find superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

Services - mains gas, electricity, water, drainage

Local Authority - South Oxfordshire District Council

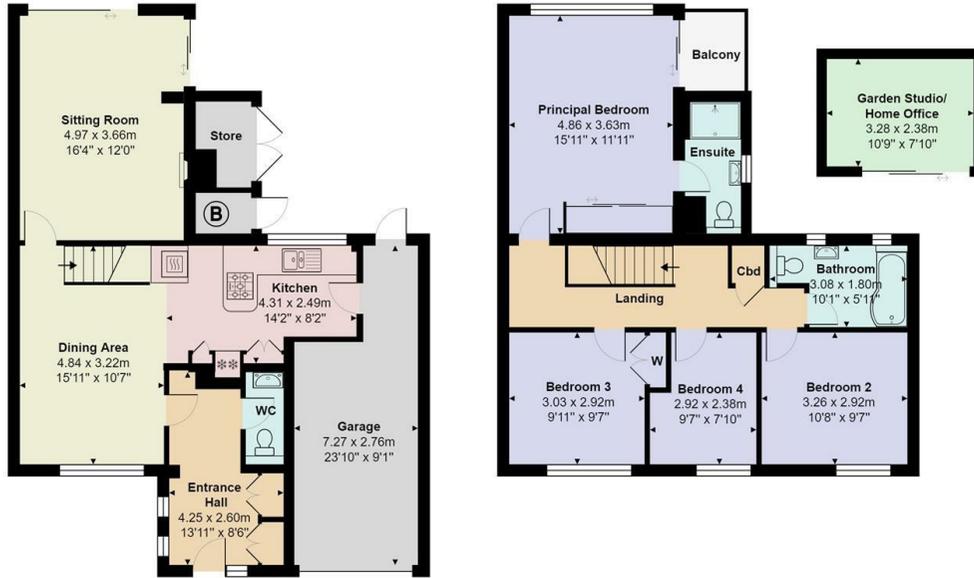
Council Tax - Band E



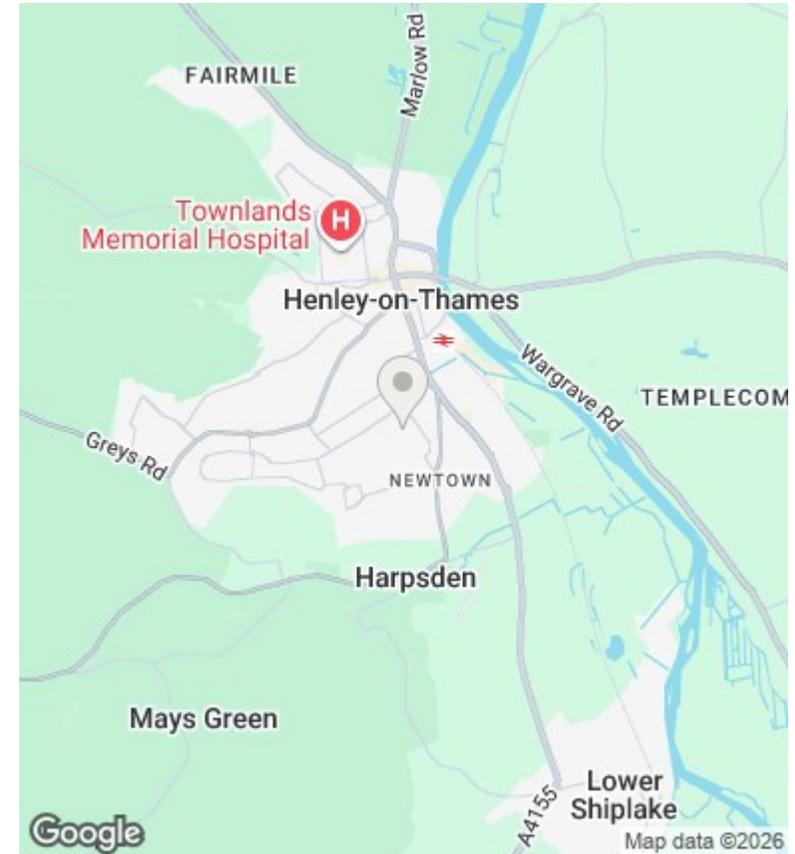


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Approx. Total Area: 145.6 m² ... 1567 ft² (excluding balcony, garden studio/ home office)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From Station Road, at the T-junction with Reading Road turn left at the lights, then third right into St. Andrews Road. At the first crossroads turn left into Vicarage Road and Damer Gardens will be found a short way on the right hand side. On entering Damer Gardens, continue straight up to the top of the close and follow the road to the left, where the property will be found on the right.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	