



24 GREYS HILL, HENLEY-ON-THAMES



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## 24 GREYS HILL

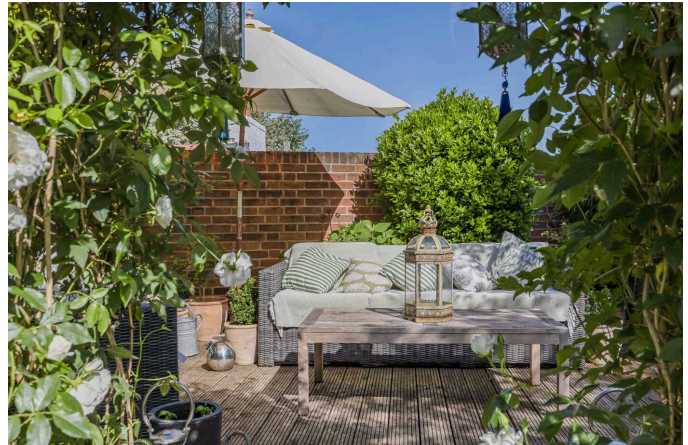
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*An elegant Georgian town house, pre-dating all other period properties on this charming and highly regarded street close to the centre of Henley-on-Thames*

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Coming to market for the first time in 33 years, the property has been lovingly preserved and updated by the present owners, offering a blend of classic elegance and modern convenience. The property features high ceilings and a wealth of original period features throughout





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## THE PROPERTY

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Original Yorkstone steps lead to an airy entrance hall, opening to an elegant drawing room with original fireplace, shutters and full-height veranda doors to a covered balcony overlooking the churchyard. A dining room and cloakroom complete the ground floor. The lower ground floor features a spacious fitted kitchen with central island, opening to a family room and contemporary glass extension with bi-fold doors to the private garden. A large cellar, currently used as a utility room, provides additional storage and external access.

Upstairs are four double bedrooms, a family bathroom and shower room, with rooftop views across Henley enjoyed from every bedroom. Original bentwood handrails and period details enhance the home's character throughout.









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## OUTSIDE

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To the rear, a beautifully landscaped garden features sandstone steps, a lawn, mature planting, specimen acers, a paved terrace and a secluded decked sun terrace ideal for alfresco dining. To the front, a mature wisteria frames the brick-paved patio and period railings.



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## LOCATION

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Greys Hill is one of Henley's most sought-after streets, lined with period homes and set opposite Holy Trinity Church. The town centre's shops, restaurants and amenities are within walking distance, while the Thames, golf courses and rail links to London are all close by.



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# PROPERTY INFORMATION

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## Services

All mains connected. Gas fired CH.

**Local Authority**  
South Oxfordshire

**Council Tax**  
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**EPC**  
Exempt: Grade II Listed

**Postcode**  
RG9 1SJ

**What3Words**  
///cove.amid.unsigned

**Viewings**  
By prior appointment with  
Robinson Sherston

## Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



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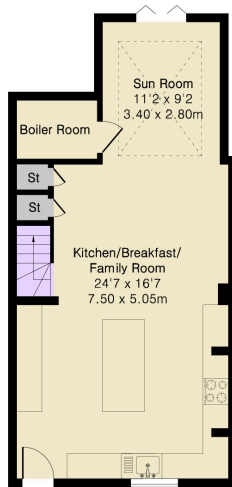
**Approximate Gross Internal Area 1978 sq ft - 183 sq m**

Lower Ground Floor Area 544 sq ft – 51 sq m

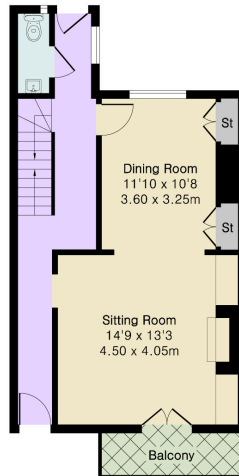
Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 478 sq ft – 44 sq m

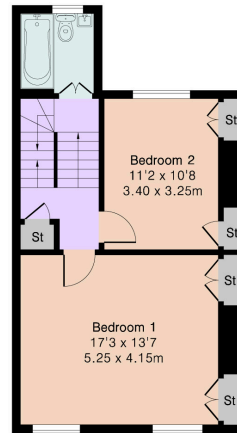
Second Floor Area 478 sq ft – 44 sq m



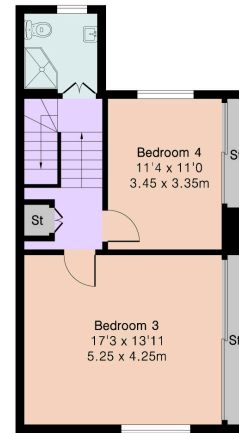
Lower Ground Floor



Ground Floor



First Floor



Second Floor



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