



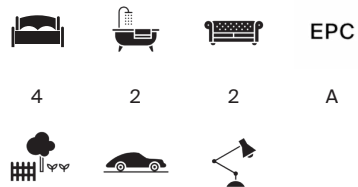
BERKSHIRE ROAD, HENLEY-ON-THAMES

RG9



# A DETACHED FAMILY HOME ON POPULAR RESIDENTIAL ROAD

The property has a wonderful 100ft south-west facing garden. The property further benefits from planning permission for a substantial extension.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: All mains services

Offers in excess: £1,000,000



## THE PROPERTY

A porch leads into a bright entrance hall, providing access to the main living areas. The ground-floor accommodation is versatile and benefits from an open-plan feel. The bay-fronted living room features attractive wooden flooring and a feature fireplace with stone hearth. Wooden-framed bi-fold doors open into the dining area, which enjoys direct access to the garden via sliding doors, ideal for entertaining.

The kitchen is well appointed with a generous range of storage units and integrated appliances, including an AEG hob and double oven, fridge/freezer, and dishwasher. A further rear door provides garden access. A separate utility room offers additional storage, a sink, and plumbing for a washing machine and tumble dryer. There is also a downstairs cloakroom. Completing the ground floor is a study, which could alternatively make a fourth bedroom.







## THE PROPERTY (CONTINUED)

On the first floor are three bedrooms, two of which are spacious doubles with built-in wardrobes. The family bathroom is fitted with a modern white suite, comprising a bath with shower attachment, vanity unit, and a large heated towel rail.

Planning permission:

The property further benefits from planning permission for a two-storey rear extension and side extension, remodelling of main roof to accommodate a second-floor bedroom P24/S3858/HH.

## GARDEN

To the front of the property is a gravel driveway providing off-road parking for two/three vehicles. To the rear is a paved patio area, perfect for outdoor dining and entertaining. Beyond this, the impressive approximately 100 foot garden is mainly laid to lawn and benefits from a desirable south-westerly aspect.

Positioned at the rear of the garden is a timber garden office/summer house, ideal for home working or guest use. It is fitted with its own shower room and toilet, offering excellent flexibility and independent facilities.



## SITUATION

Berkshire Road is one of the most popular residential roads in Henley, being situated within a 15-minute walk from the centre of this historic riverside town with its excellent local shops, restaurants, pubs, cinema, theatre, train station and the River Thames.

Henley is well served with excellent schools for children of all ages, both state and independent, with the property located within the outstanding Trinity School catchment area. The area abounds with recreational pursuits, including golf courses, tennis, boating on the River Thames, and numerous footpaths and bridleways over the beautiful Chiltern countryside. Gillott's Sports Centre & Indoor Swimming Pool is a short distance away.

The property is well placed for access to the M40 motorway (J4) and the M4 motorway (J8/9). Central London is only 40 miles away, and Heathrow airport is approximately 26 miles.





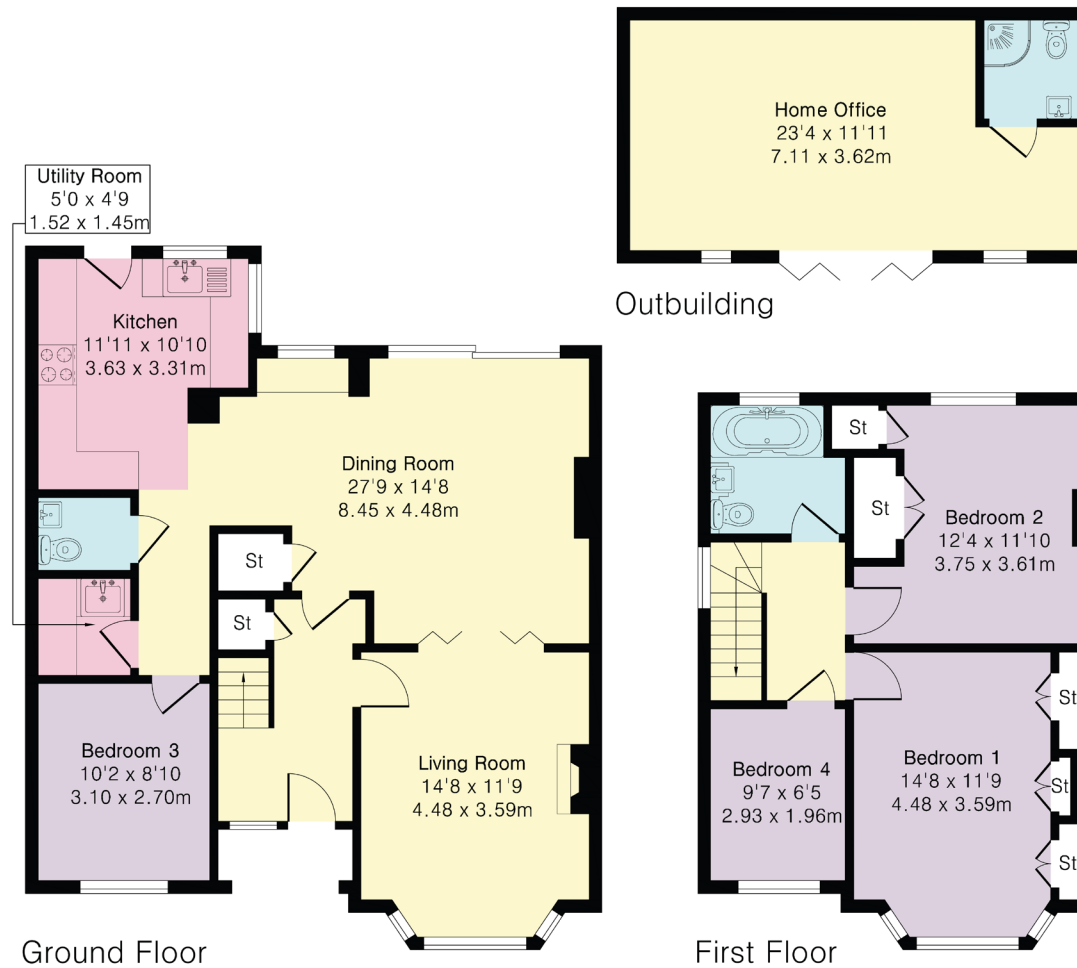


**Approximate Gross Internal Area 1596 sq ft - 149 sq m  
(Including Outbuilding)**

Ground Floor Area 824 sq ft – 77 sq m

First Floor Area 495 sq ft – 46 sq m

Outbuilding Area 277 sq ft – 26 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 149 sq m / 1596sq ft

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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