PHILIP BOOTH ESQ.

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

£700,000

- A short walk to the town centre & railway station
- Luxurious 'Tara Neil' kitchen
- Bedroom with walk-in wardrobe & ensuite
- Two driveway parking spaces to the front
- Immaculately refurbished town house
- Open-plan kitchen/living/dining space
- 2 further bedrooms and a family bathroom
- Views of surrounding hills from rear bedrooms
- First floor living room with west-facing balcony
- Terraced garden with gated access onto Vicarage Road

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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10 Damer Gardens, Henley-On-Thames RG9 1HX

An immaculate and stylish 3-bedroom terraced home in a central location. Open-plan luxury Tara Neil kitchen, with dining/living space, ground floor cloakroom. First floor sitting room with study area and a balcony. 3 bedrooms and 2 bathrooms over top floors, with outstanding views. Off-road parking for 2 cars. Enclosed rear garden. EPC -

3 2 2 C

Council Tax Band: E

ACCOMMODATION

Situated in Damer Gardens, a quiet cul-de-sac located off the desirable Vicarage Road in Henley-on-Thames, this exceptionally well-presented three-bedroom terraced home offers stylish, contemporary living arranged over three floors, just a short walk from the town centre and train station.

The ground floor is centred around a striking open-plan kitchen/living/dining space, featuring an opulent Tara Neil kitchen with high-spec integrated appliances and sleek design. The kitchen is hand-built with handle-less cabinetry, with black stained oak wall and base units and oak dovetailed drawers. The kitchen includes a full set of Siemens Studio Line appliances: a larder fridge, larder freezer, wine cooler, steam oven, steam oven with combi microwave, full-flex induction hob with glass draft worktop extraction. The island breakfast bar and work surfaces are high-end Consentino Dekton, which is both heat- and scratch-proof. The main sink features both boiling and filtered water, and there is a separate prep sink on the serving area which is in use as a bar and coffee station. A standout appliance is the recessed glass wine cellar, adding a surprise touch to the kitchen floor, and the living room features an electric fireplace. A ground-floor cloakroom is convenient, and there is an entrance hallway from the front door. There is also useful storage beneath the stairs. The staircase is neatly enclosed and accessed via a clever pocket door. A trio of sliding doors lead out from the dining room to the composite decking, and beyond to the garden.

Up the carpeted stairs to the first floor, where a stylish living room opens via a sliding glass door onto a west-facing balcony—an ideal evening sun-trap. This level also hosts a useful study space with panelled wall. The well-proportioned double bedroom benefits from green views across the valley, and is complete with a walk-in wardrobe and an attractive en suite shower room. Vinyl wood flooring continues across this floor, enhancing the modern finish throughout.

The second floor offers two further bedrooms along with a stylish, modern bathroom/shower room, all presented in excellent condition. There are beautiful views of the surrounding hills from the bedrooms overlooking the rear garden. Vinyl wood flooring runs throughout the upper floors, complemented by carpeted stairs, and a window at the top of the stairwell allows natural light to flow through the home.

Externally, the property benefits from two driveway parking spaces to the front and a thoughtfully designed east-facing rear garden arranged over three tiers. The first and third tiers are decked—perfect for entertaining—with the lower level tier currently being used for a seating and dining area, and is complete with a shed. The middle tier is laid with low-maintenance astroturf, and a rear gate provides convenient access onto Vicarage Road.

Further benefits include a zoned sprinkler fire system throughout, modern spot lighting, and impressive overall presentation, making this a turnkey home in a central location.

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 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 the Elizabeth Line) 55 minutes, and to many further destinations via Reading.

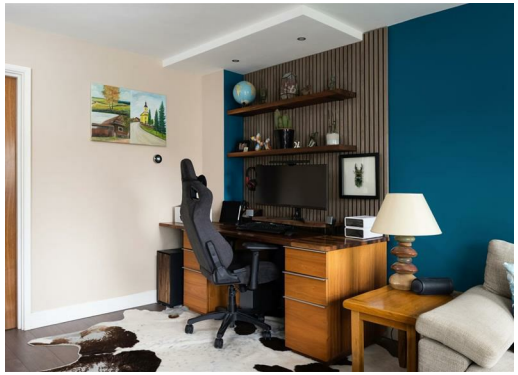
Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Schools
Primary Schools – Trinity Primary School, Sacred Heart School
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Local Independent – Rupert House School in Henley. The larger secondary private 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.

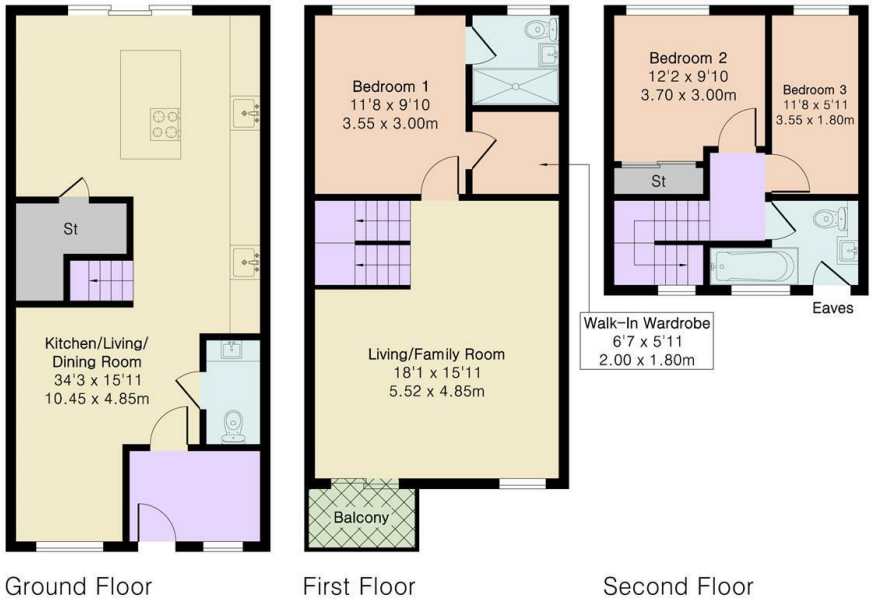
Various river pursuits on the River Thames include the world-famous Henley Royal Regatta followed by The Henley Festival of Arts. Boating marina facilities are available at Hambleden, Harleyford and Wargrave. There is Golf at Henley Golf Club and Badgemore Park Golf Club. You'll find superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold
Services - mains gas, electricity, water, drainage
Broadband - ultrafast fibre to the premises via Zzoomm, and superfast fibre to the cabinet via BT Openreach
Local Authority - South Oxfordshire District Council
Council Tax - Band E



Approximate Gross Internal Area 1306 sq ft - 122 sq m

Ground Floor Area 546 sq ft – 51 sq m
First Floor Area 480 sq ft – 45 sq m
Second Floor Area 280 sq ft – 26 sq m

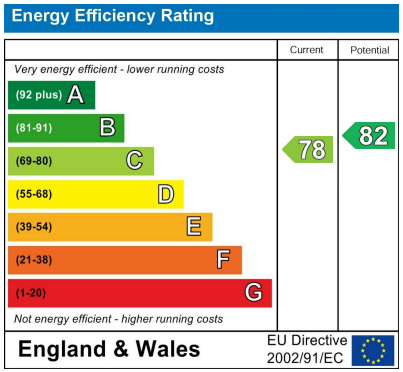


Directions

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. No. 10 will be found towards the end of the row on the left.

Viewings

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



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