



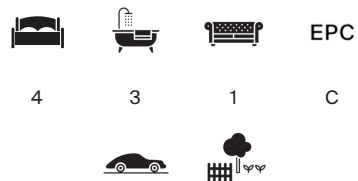
15 BELLE VUE ROAD

Henley-on-Thames RG9



A FAMILY HOME IN ONE OF HENLEY'S SOUGHT-AFTER ROADS

A beautifully presented four-bedroom detached home, set on a quiet road less than one mile (a 15-minute walk) from the town centre, the River Thames, and the train station.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services : All mains services

Guide Price : £1,500,000



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Arranged over three floors, the property offers a spacious and modern layout, featuring a superb open-plan ground floor with a stylish kitchen, dining, and living area. Bi-folding doors open onto the rear garden, creating an ideal space for indoor-outdoor living and entertaining.

A dedicated study on the ground floor provides an ideal work-from-home space, complemented by a utility room and WC completing the layout.







THE PROPERTY (CONTINUED)

The first floor comprises three double bedrooms, one benefiting from an en suite, along with a contemporary family shower room. A further staircase leads to the impressive principal suite, occupying the top floor and enjoying elevated views across Henley.

GARDENS & GROUNDS

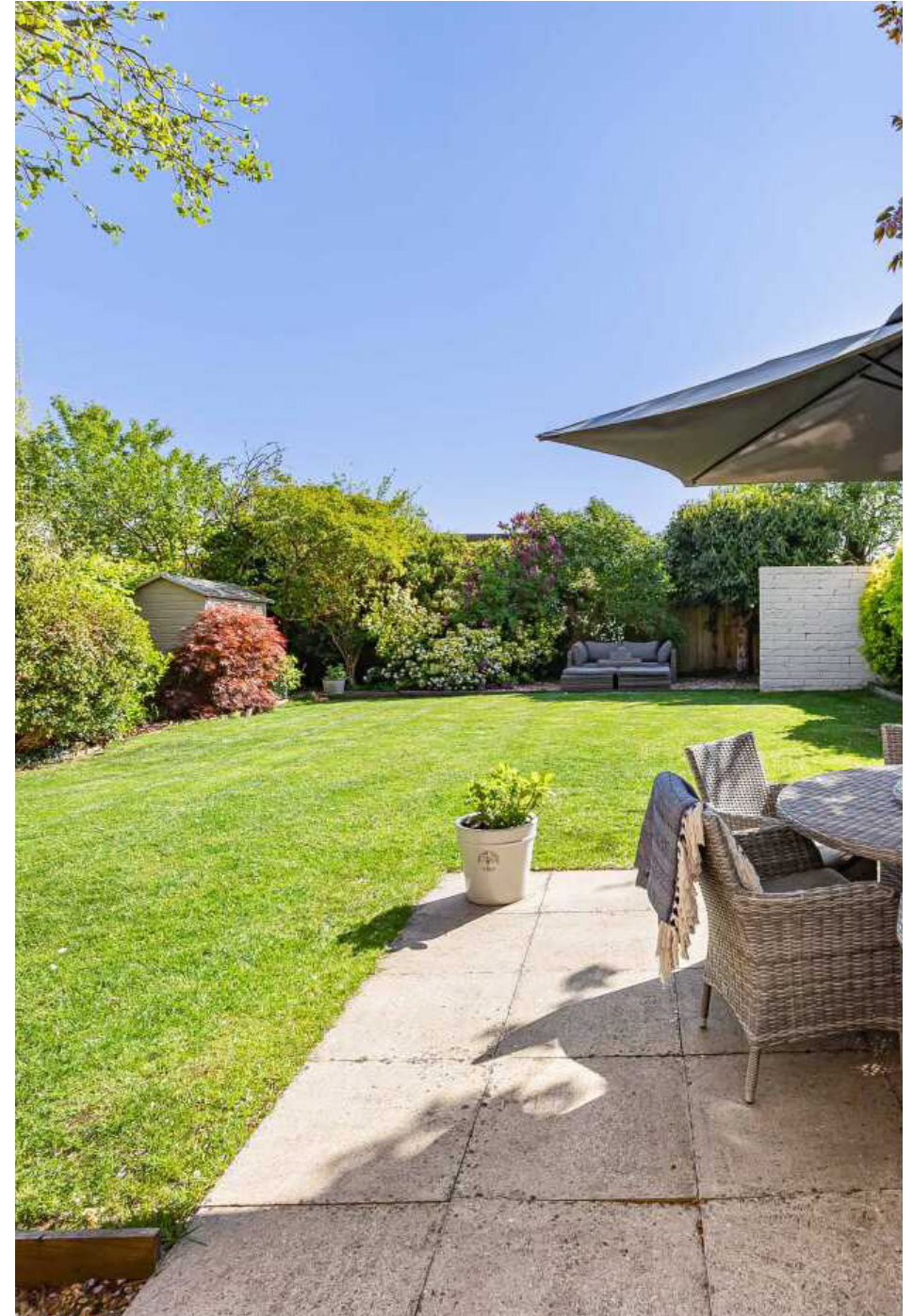
To the front, a gravel driveway provides off-road parking for a couple of vehicles. The rear garden is predominantly laid to lawn, with mature shrubs bordering the boundaries, offering a good degree of privacy. There is a patio area directly to the rear of the house, ideal for outdoor dining and entertaining, as well as an additional seating area at the far end of the garden. The property also benefits from two useful storage sheds.



SITUATION

Henley-on-Thames is a charming and renowned riverside town, 35 miles from central London and 25 miles from Heathrow. Surrounded by the beautiful Chiltern Hills and set along the River Thames, the area offers excellent walking, cycling and running routes, as well as rowing and boating on the river. The town hosts the world-famous Royal Regatta and the Henley and Rewind Festival. There are excellent school transport links nearby, with bus stops at the end of the road serving schools including Abingdon, The Abbey, SHSK, Moulsoford and Cranford House.

The town has a railway station that links to the mainline stations in Reading and Twyford with a fast service to London Paddington (approximately 28 minutes). The M4(J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles. Henley offers various shops, ranging from high-street chains to independent boutiques. Numerous coffee shops and many restaurants are offering an array of cuisines. Sporting facilities include several fine local golf courses and rugby, squash, swimming and tennis clubs.





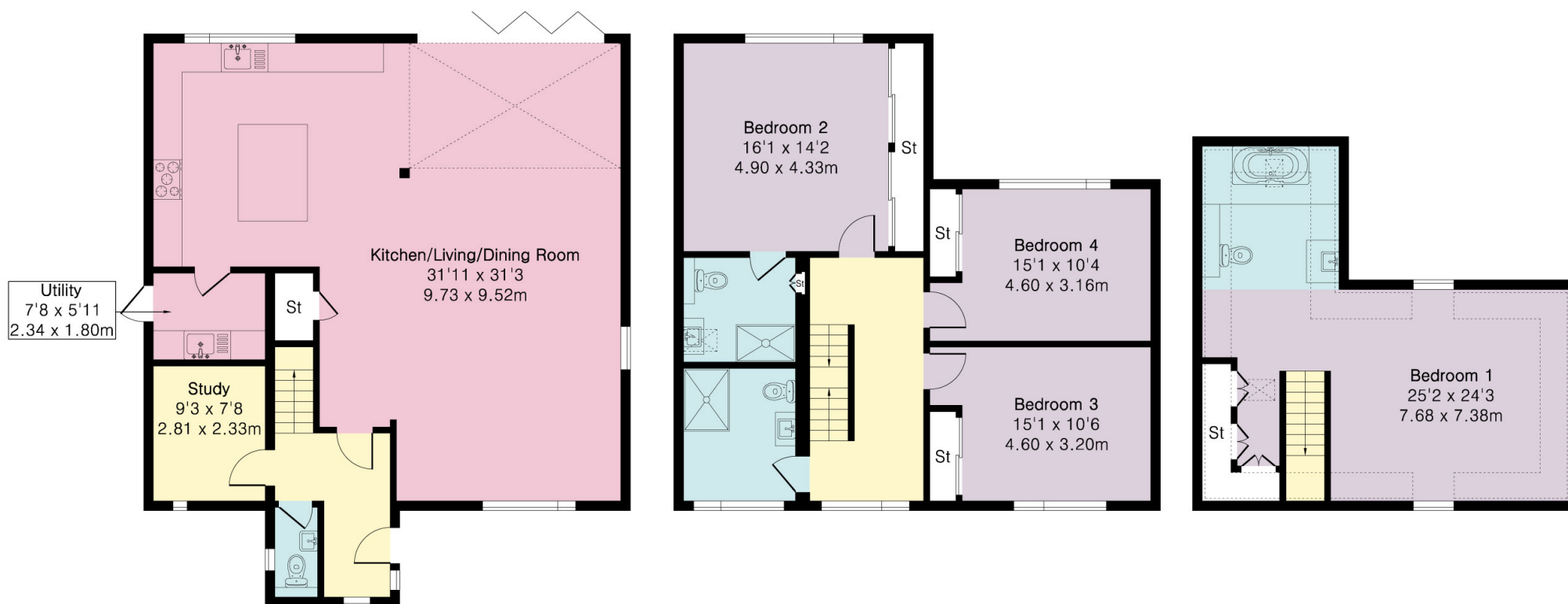


Approximate Gross Internal Area 2347 sq ft - 217 sq m

Ground Floor Area 1049 sq ft – 97 sq m

First Floor Area 843 sq ft – 78 sq m

Second Floor Area 455 sq ft – 42 sq m



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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