



19 VICARAGE ROAD

HENLEY-ON-THAMES RG9



AN IMMACULATELY PRESENTED VICTORIAN HOUSE

The current owners have beautifully renovated the property to create a spacious family home that combines contemporary and period features. Ideally located less than half a mile from the town centre.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

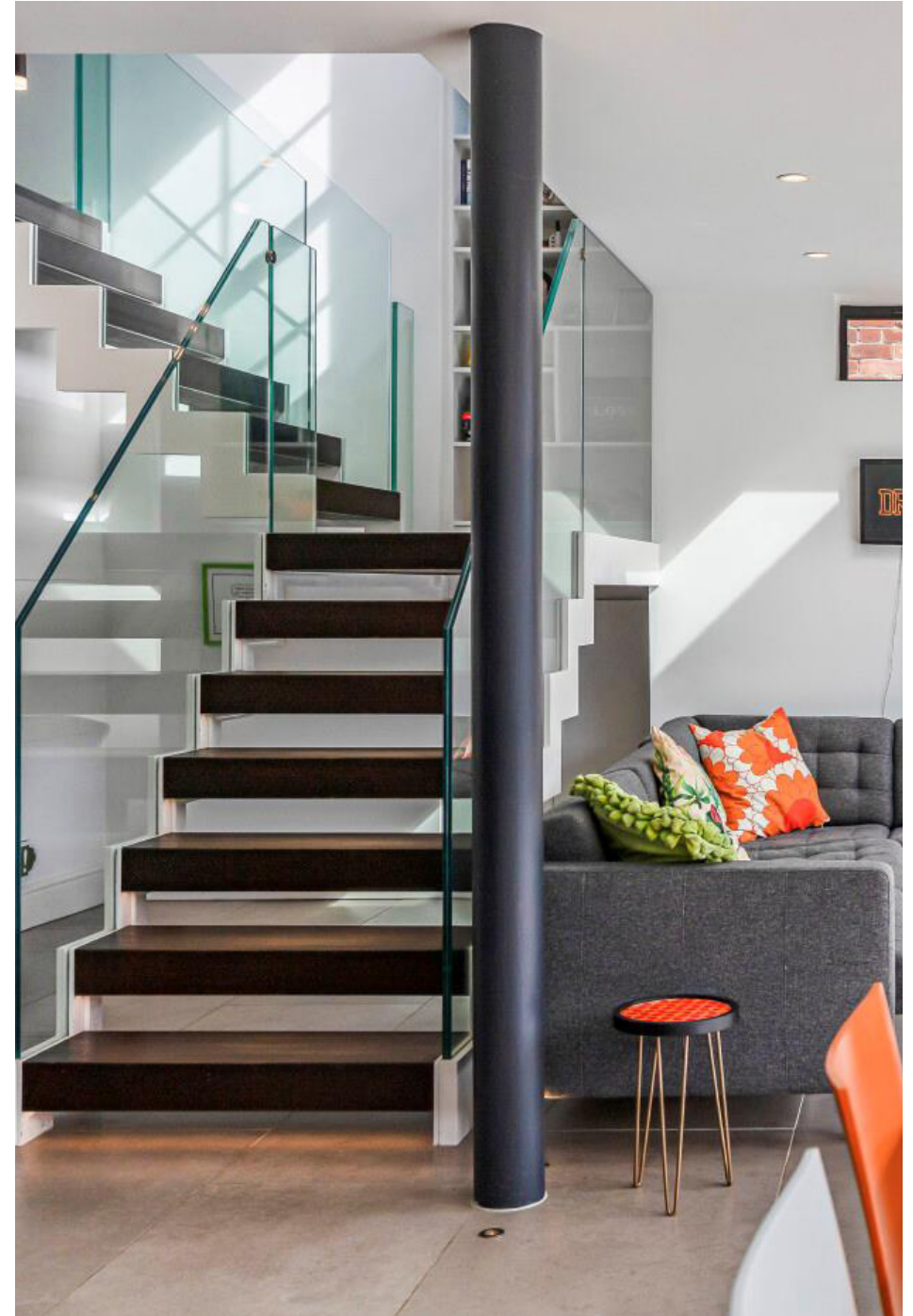
Guide Price : £2,295,000



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The accommodation is arranged over four floors. The lower ground floor provides a fantastic open-plan kitchen, dining, and sitting area, with glazed doors spanning the rear and opening onto the garden, creating an outstanding space for both everyday family living and entertaining. This level also features a dedicated TV/cinema room, a utility room, and a separate WC.

The ground floor comprises a welcoming entrance hall leading from the front door, along with two well-proportioned reception rooms. There is also a versatile additional room, currently used as a gym, which could easily serve as an additional bedroom with an en suite shower room.







THE PROPERTY (CONTINUED)

Stairs rise to the upper floors. The second floor comprises the principal suite with dressing room and en suite, two further bedrooms and a family bathroom. The third floor offers two further bedrooms and two additional rooms, currently used as studies.

GARDENS & GROUNDS

The property enjoys a generous rear garden, featuring a spacious patio area ideal for outdoor dining and entertaining. The remainder of the garden is laid to lawn, bordered by shrubs along the brick wall boundaries. To the rear of the garden, there is an attractive decked pergola area, providing a perfect spot for additional seating. A large garden shed offers additional storage, and there is convenient side access to the garden.



SITUATION

Vicarage Road is one of Henley's most sought-after residential locations, approximately a quarter of a mile from the town centre and railway station, and within the highly regarded Trinity School catchment, as well as close to a number of excellent state and independent schools. Henley-on-Thames offers a comprehensive range of amenities, including boutique shops, a Waitrose supermarket, a weekly market, cinema, theatre, and an excellent selection of pubs and restaurants. The town is also renowned for hosting the world-famous Henley Royal Regatta and the Henley Festival. For commuters, Henley Station provides direct links to London Paddington via Twyford (approximately 55 minutes), with connections to the Elizabeth Line. The M4 and M40 are easily accessible, offering convenient routes to London, Heathrow and beyond, while Reading and Oxford provide further extensive shopping and leisure facilities. There is an excellent choice of schooling for all ages nearby, including Sacred Heart, Valley Road and Trinity (OFSTED Outstanding), Gillotts School (OFSTED Outstanding), and The Henley College, together with a strong selection of independent schools such as St Mary's, Rupert House and Shiplake College.

Recreational facilities are extensive, including Henley Leisure Centre, Phyllis Court private members' club on the river, golf at Henley Golf Club and Badgemore Park, boating and marina facilities along the Thames, and outstanding walking and riding within the Chiltern Hills Area of Outstanding Natural Beauty.







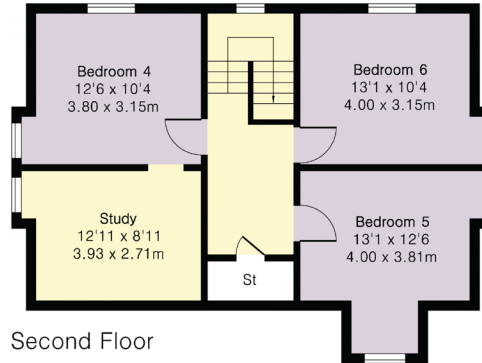
Approximate Gross Internal Area 3373 sq ft - 314 sq m

Lower Ground Floor Area 1126 sq ft – 105 sq m

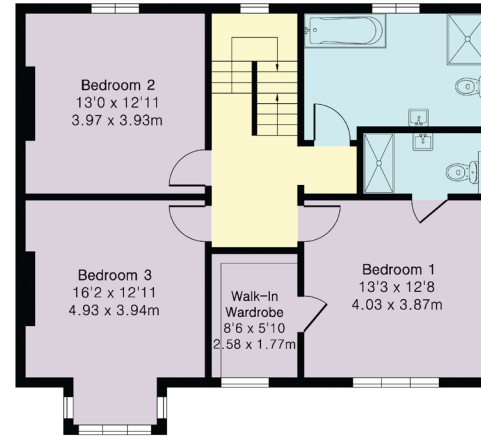
Ground Floor Area 826 sq ft – 77 sq m

First Floor Area 807 sq ft – 75 sq m

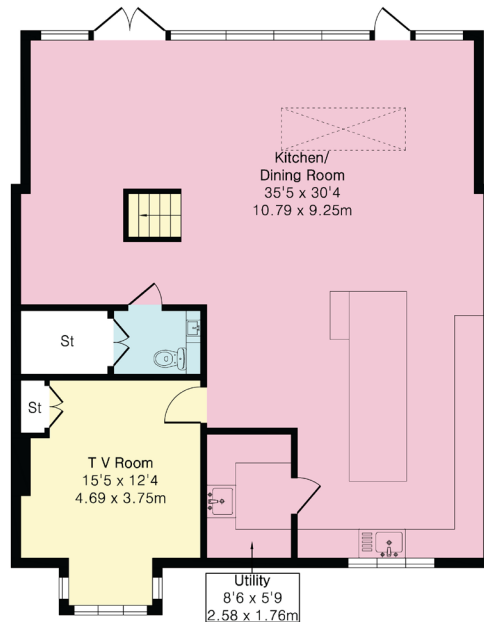
Second Floor Area 614 sq ft – 57 sq m



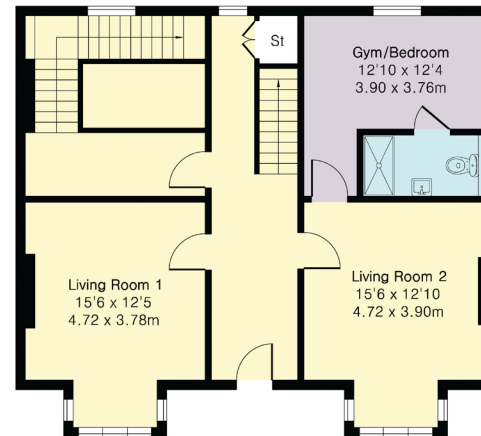
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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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