



## **12 Remenham Row, Henley-on-Thames, Oxfordshire RG9 2LQ**

A well presented three bedroom cottage situated on a small development of spacious cottages and apartments in a glorious position on the banks of the River Thames.



**Entrance Hall**

**Downstairs Shower Room**

**Sitting Room**

**Dining Room**

**Kitchen**

**Two / Three Double Bedrooms**

**Bathroom**

**Garage**

**Patio Garden**

**999 year Lease (from 1984)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

12 Remenham Row is a well presented two/three bedroom cottage complete with sun room, conservatory and garage situated on an idyllic estate which is within walking distance of the River Thames.

Upon entering, you are welcomed into a large bright and airy entrance hall leading through to all main areas of the property.

The cottage benefits from a large open plan sitting/dining room with views over the maintained estate grounds and dovecote. There is a feature electric fireplace and access to the properties sunroom leading out to the garden, directly from the dining room making it a perfect space for entertaining.

The kitchen has a range of fitted units along with integrated appliances such as the hob, oven and microwave.

Downstairs there is a further multifunctional room which could be used as a snug/study or third bedroom along with a useful shower room.

The property has a large upstairs landing which can be used for a study or reading area and two large double bedrooms both with built in storage with bedroom one benefiting from an en- suite shower room. A main family bathroom can also be accessed from the landing.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £850,000 (Leasehold)**

## Directions to Remenham Row

From Junction 8/9 of the M4 take the A404 (M) towards High Wycombe over the A4 and then bear left onto the A4130 Henley Road. At the roundabout continue along the A4130 towards Henley through Henley Bottom and then down Remenham Hill into Henley.

At the junction with the Wargrave Road turn left and the entrance to Remenham Row will be found in a short distance on your right.

**Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01491 413324 / 07384 112 856 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear with garden

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Davis Tate. REF: 1088472

**Approximate Gross Internals: 1452 sq ft/ 134.8 sq m   Service Charge: £9448 pa   Energy Performance Rating: D   Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



# Remenham Row

Remenham Row lies on the northeast bank of the River Thames some 200 yards upstream of Henley Bridge. Its river garden and moorings look across to Henley, widely agreed to be one of the most beautiful towns in Oxfordshire. Most of the cottages and apartments have three bedrooms, and all have a conservatory or balcony and a garage. A dovecote stands near the gated entrance to the estate and the town is just a few minutes walk across Henley Bridge.

Henley is an elegant and inviting town, and its name is synonymous with the Royal Regatta and the river. At the traditional boat rally skiffs, punts, gigs and launches can be seen alongside larger river and coastal cruisers passing beneath the five-arch bridge which gracefully spans the river. Henley has a wide variety of shops, hotels, pubs and restaurants and many fine listed buildings, and is as lively today as it was in its Edwardian heyday. Nearby towns High Wycombe and Reading both have large shopping centres, and High Wycombe is also home to the Wycombe Swan Theatre, which hosts a good range of local, national and international companies and performers.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance

  
12 PROPERTIES  
BUILT 2002

  
ESTATE  
MANAGER

  
GARDENER

  
MOORINGS

  
RIVERSIDE  
GARDEN



Riverside gardens and moorings at Remenham Row



Henley-on-Thames



Henley Bridge



Wycombe Swan Theatre

**Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS**

T: 01491 821170 E: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)  
**[www.cognatum.co.uk](http://www.cognatum.co.uk)**

**Cognatum**  
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

