PHILIP BOOTH ESQ.

Ivy House, 33 Vicarage Road, Henley-on-Thames, RG9 1HT

£1,200,000

- Pretty detached 4-bedroom 1920s home with far-reaching views
- Spacious open-plan kitchen / dining room. Separate utility laundry room
- Second floor double bedroom with en suite toilet
- No onward chain
- Recently redecorated while preserving original features
- Generous sitting room and separate snug
- Enclosed rear garden with patio
- Enclosed rear garden with patio and off-road parking
- First floor 3 double bedrooms and 2 bathrooms
- Off-road parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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A charming detached 4-bedroom home, newly redecorated, having been built in the 1920s, set on a popular residential road walkable to Henley town centre and railway station. Open-plan kitchen/dining room, utility room, 2 further reception rooms, 4 double bedrooms and 2.5 bathrooms across 2 floors. Enclosed rear garden. Off-road parking for one car. Far-reaching views. No onward chain.

4 2 3 D

Council Tax Band: F

ACCOMMODATION

This delightful detached house was built in the 1920s and retains much of that arts-and-crafts era character. It benefits from high ceilings and original features, and has been recently redecorated. It is available with no onward chain.

The block-paved driveway leads past the pretty front garden and to the part-glazed front door. The glazed porch is enclosed, creating a draught lobby, hanging or display space. Into the hallway, with attractive hardwood floors. The cloakroom features a w.c. and wash hand basin, and an understairs cupboard provides useful storage.

The front reception room is an appealing 'snug' with a stained-glass bay window, wooden floors and a replica vintage fireplace.

The generous living room has south-facing windows and a set of bi-fold doors out to the rear garden. The room has been decorated with a feature wall, has wooden floors and benefits from a wood-burning stove. Through a pair of double internal doors into the open-plan kitchen / dining room. This room has a set of bi-fold doors out to the patio, a vaulted ceiling with skylights, and an island which separates the kitchen from the dining space. The dining area has space for an 8-10 seater rectangular dining table.

The kitchen has contemporary fitted wall and base units throughout, with a granite worktop across both the island and the base units, with a 1 1/2 bowl stainless steel sink inset. There is generous storage, and space for appliances which include a 5-burner gas range cooker with 2 ovens and an extractor hood over, a dishwasher, and a fridge-freezer. The separate utility room has fitted wall and base units and space for a washing machine and tumble dryer. It also houses the gas boiler.

Up the carpeted stairs to the first floor landing, with a stained-glass window to the front and 3 generous storage cupboards.

Bedroom 3 is a small carpeted double with a stained-glass window to the front and a replica fireplace.

Bedroom 2 is a carpeted double with a glass door with Juliet balcony, and far-reaching views.

The tiled family bathroom has a window with privacy glass, a bath with shower over, a wash hand basin set into a cabinet, a w.c. and a heated towel rail.

Bedroom 1 is a carpeted double with a full-height window with a glass door and Juliet balcony, and far-reaching views. The en suite shower room is tiled, with a wash hand basin, w.c., a heated towel rail and a shower.

Up the carpeted staircase with a side window and to the top floor. A small door leads into ample eaves storage. A toilet room has a Velux window and a wash hand basin set into a cabinet with mirror.

Bedroom 4 is a generous carpeted double bedroom with a pitched ceiling, and a dormer window with far-reaching views to the East. Small doors lead to eaves storage on either side.

OUTSIDE

The property has an enclosed rear garden comprising a paved patio with views, with safety-glass railings and steps that lead down to the lawned garden. Mature beds are well-stocked with pretty shrubs, two espalier apple trees, and a trio of raised beds provides ready-made growing space. A double garden shed with lighting and power adds useful storage.

The front garden has been beautifully landscaped, with a feature Japanese maple tree and a wisteria to the front elevation. There is space for one car on the paved driveway, with further on-street parking available to the front.

LOCATION

Living in Vicarage Road

The south end of Vicarage Road is situated approximately 0.5 miles from 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.

The property is close to the Sacred Heart RC church.

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

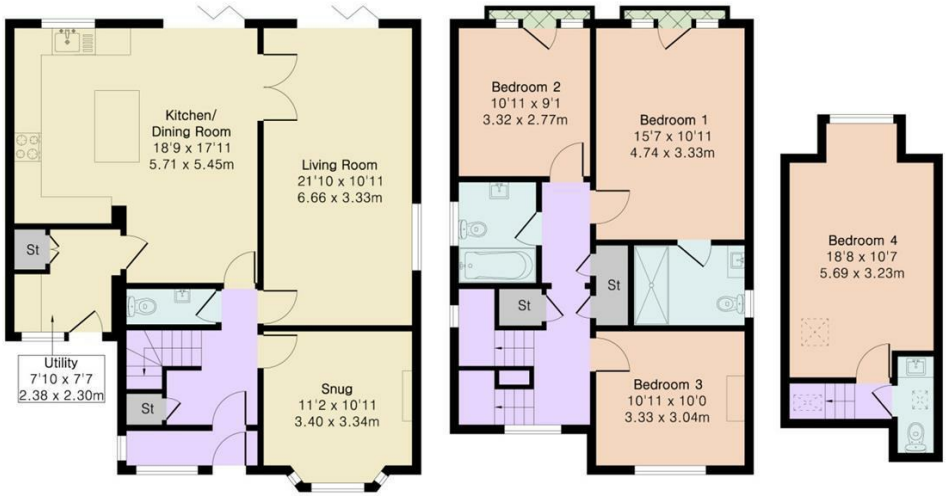
Schools
Primary Schools – Trinity Primary School, Sacred Heart School
Secondary Schools – Gillotts School
Sixth Form – The Henley College
Local Independent – Rupert House School in Henley. The larger secondary private schools include Shiplake College, Reading Blue Coat, Queen Anne's and The Abbey in 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 F

Approximate Gross Internal Area 1733 sq ft - 162 sq m
Ground Floor Area 867 sq ft – 81 sq m
First Floor Area 645 sq ft – 60 sq m
Second Floor Area 221 sq ft – 21 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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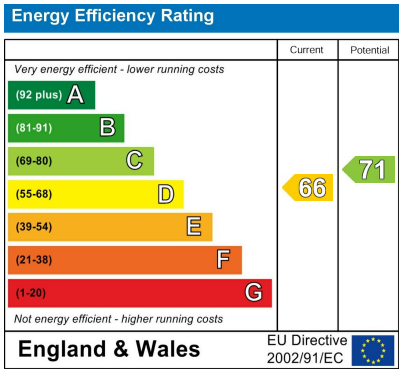
Directions

From our offices in Station Road turn left at the traffic lights into Reading Road and first right into Hamilton Avenue. At the top of the road by Trinity School follow the road to the left into Vicarage Road, continue past the junction with St MArks Road and St Andrews Road, where the property will be found on the left-hand side just past Sacred Heart Church.

Viewings

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



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