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## Friar Cottage, 36 Gravel Hill, Henley-on-Thames, RG9 2EE

£650,000

- Convenient town centre location with gated off-road parking
- Utility cupboard with space for washing machine and w.c. off the kitchen
- Family bathroom with underfloor heating and skylight window
- Private courtyard garden and pedestrian gate next to private parking
- 2 reception rooms
- Bright and spacious 3rd bedroom/study with French doors leading out onto the courtyard
- Bedroom 2 has fitted wardrobes and views towards Friar Park
- Fitted shaker-style kitchen with window overlooking the courtyard and door to the courtyard
- Principal bedroom with en suite shower room
- Exposed beams throughout the property

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# 36 Gravel Hill, Henley-on-Thames RG9 2EE

Offered for sale with no chain, this charming three bedroom Grade II listed Tudor cottage is located in the heart of Henley-on-Thames, a few minutes walk from the market square, with the convenience of gated off-road parking and a courtyard garden. Lead-paned windows and character beams are paired with modern touches.



Council Tax Band: D



## **ACCOMODATION**

Through the wooden front door into the attractive sitting and dining room. The sitting room is a bright and comfortable space with wood effect flooring and a feature fireplace with a copper hood, providing a cosy yet modern feel to it.

A step down to the kitchen which has underfloor heating and is fitted in a wooden shaker-style, with a Belfast sink under a window out to the courtyard, quartz composite worktop over, a separate integrated fridge and freezer, a 4-burner gas hob with glass splash back and extractor over, with an electric fan oven. A utility cupboard has space for a washing machine. A door open to the courtyard garden.

The cloakroom has a W.C. and wash-hand basin and a wall mounted gas-fired boiler.

Off the sitting room is a room is bedroom 3, but which would also make an excellent study / home office. This room has fitted wardrobes, a wooden floor and a set of French doors leading out onto the courtyard garden.

The dining room has a door leading up the carpeted stairs to the first floor.

To the first floor there is a tiled family bathroom with underfloor heating, a W.C., a wash-hand basin and a bath with tiled surround and a skylight over.

The principal bedroom is a double bedroom suite with exposed timber beams, a window with secondary double-glazing and recessed wardrobes. The en suite has a shower, a W.C., a wash-hand basin and underfloor heating.

Bedroom 2 has a recessed wardrobe, a window with views up Gravel Hill towards Friar Park, and secondary double-glazing.

## **Outside**

This pretty house has wooden shutters, window planters and a substantial wooden front door.

Private gated parking is beside the house, laid to gravel. A pedestrian gate allows convenient access to the enclosed private courtyard, which has space for a table and several chairs, raised beds and hanging planting. A wooden screen divides the parking space from the courtyard garden.

## **LOCATION**

### **Living in Gravel Hill**

Gravel Hill is located in the heart of the town centre, situated just off Market Place. There is a Waitrose approximately 0.2 miles away, The Row Barge on West street and the town centre are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. 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) 55 minutes TfL Elizabeth Line..

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D

Services - Mains water, drainage and electricity





# Friar Cottage, 36 Gravel Hill, Henley-on-Thames, Oxon RG9 2EE

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft

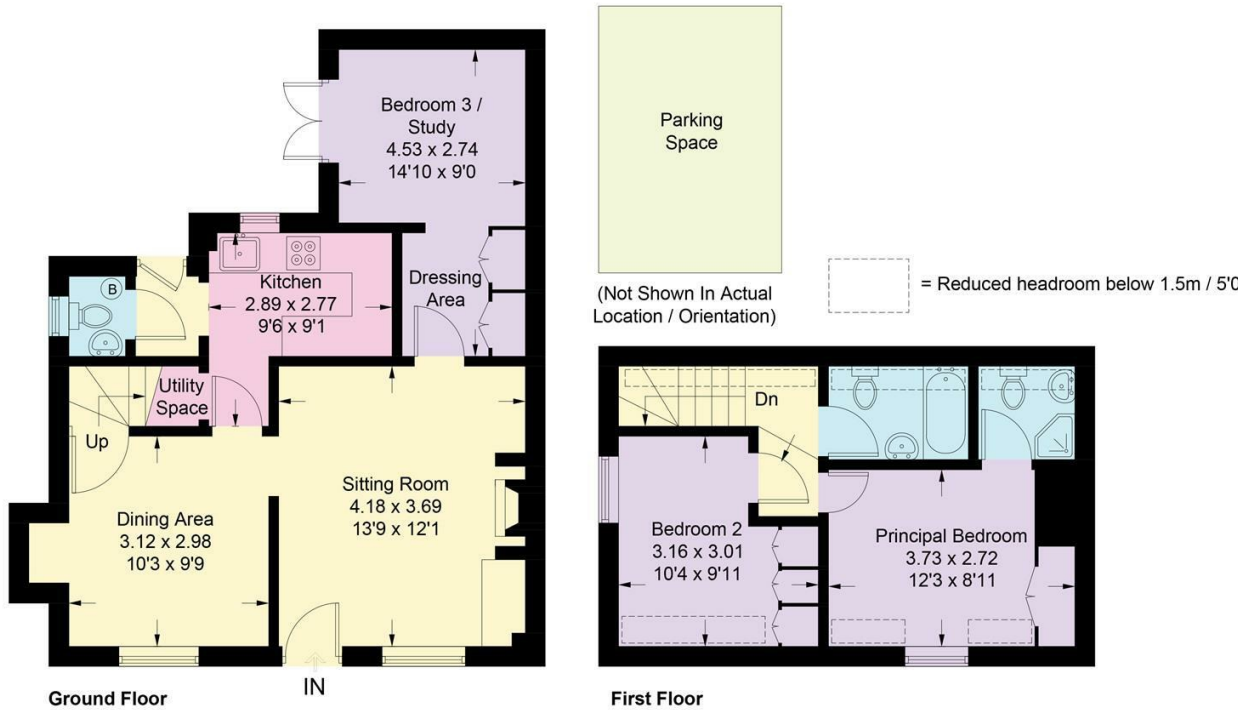
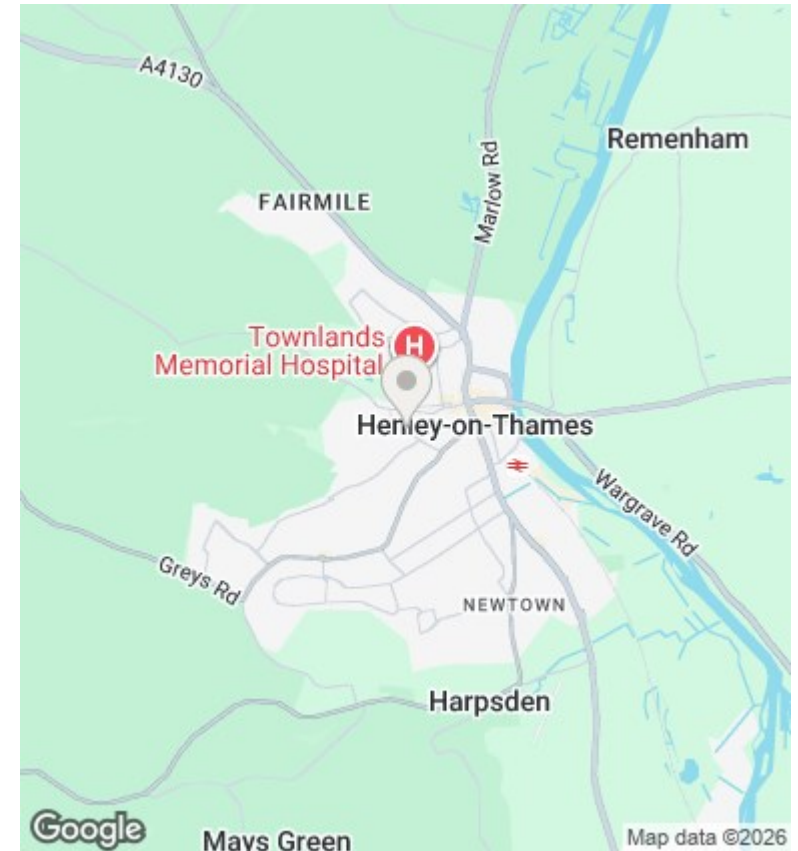


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283505)



## Directions

From our office in Station Road, turn right into Reading Road towards the town centre. At the traffic lights continue into Duke Street. and at the central traffic lights turn left into Market Place. Continue past the Town Hall into upper Market Place, which in turn becomes Gravel Hill where no36 will be found on the right hand side

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	