



PHILIP
BOOTH
ESQ.



20 Makins Road, Henley-On-Thames, RG9 1PP

£1,000,000

- Spacious 4-bedroom link-detached home in quiet location
- Kitchen with separate utility room & a ground-floor shower room
- Generous garden with lawn and borders
- 1 mile walk to town centre
- Sitting within 1/3 acre plot with outdoor swimming pool
- 3 double bedrooms and 1 single bedroom
- Well-maintained swimming pool in rear garden
- Several reception rooms
- Family bathroom
- Off-road parking for 3 cars

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20 Makins Road, Henley-On-Thames RG9 1PP

A spacious 4-bedroom link-detached mid-century family home set within a 1/3 acre plot and located on a quiet residential road. Presenting an opportunity to extend or refurbish, subject to permissions, there are multiple reception rooms, off-road parking for 3 cars, a generous enclosed rear garden with well-maintained heated swimming pool. Henley town centre is 1 mile away and the property close to excellent local schools.



Council Tax Band: G



ACCOMMODATION

Set within a 1/3 acre plot and located in a quiet and desirable residential neighbourhood, this mid-century link-detached 4-bedroom home has been a well-loved family home. It offers generous accommodation with the potential to extend and refurbish, subject to permissions; and a large mature garden with a swimming pool, and off-road parking for 3 cars.

From the driveway and up to the front porch, and through the wooden front door into the entrance hall, with a bright front-facing window and a cupboard. A ground-floor cloakroom includes a shower, a w.c. and a wash hand basin. The sitting room has windows on three aspects, including a bay window to the side, and a sliding door out to the garden.

Internal French doors lead into a reception room, with fitted shelves and through into the spacious dining room, with sliding doors out to the deck. Through into the kitchen, which has fitted wooden wall and base units, a sink beneath a window to the side, a 4-ring electric hob, a pair of integrated ovens and space for a fridge-freezer. From the dining room, a door leads into a utility room, and beyond to a large office or ground-floor bedroom, which was formerly a single garage.

From the hallway and up the carpeted stairs to the first-floor landing, with a window to the front. Also on the landing, is the airing cupboard, access to all bedrooms and access to the loft via a pull down loft ladder. The loft is a generous size spanning the width of the house and benefits from having lighting, insulation and being boarded.

Bedroom 1 is a generous double bedroom with a window overlooking the rear garden and a pair of fitted wardrobes.

Bedrooms 2 and 3 are double bedrooms with fitted wardrobes and windows to the rear.

Bedroom 4 is a single bedroom which has a large window to the front.

The tiled family bathroom has a bath with shower over, a w.c. and a wash hand basin, with a window to the side.

OUTSIDE

The property features a beautiful rear garden, enclosed and with a well-maintained heated swimming pool and the house stands with a plot measuring 0.312 acres. Beside the house, a decked area is shaded by a pergola with mature climbing plants. The garden has mature trees, and is primarily laid to lawn with ornamental flower beds. There are also two large sheds, a summer house and a good sized greenhouse. A pedestrian gate leads to the front of the house, and a front garden with hedging to the front.

LOCATION

Living in Makins Road

The property is situated in a popular and quiet road on the Wootton Manor development, approximately 1 mile from Henley town centre and Henley railway station. There is a regular 'Hopper' bus service to and from the town square, which stops on Makins Road.

The 'Top Shops' are just a short walk away and offer a 'One Stop' convenience store, a laundrette, a Barber shop, 'Happy Wok' Chinese take away and a Pizza delivery.

Henley town centre has a wide selection of shops, including a Waitrose supermarket; there are 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 railway station has links with London Paddington via Twyford - both mainline and Elizabeth Line services to and through London.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Schools

Primary Schools – Sacred Heart Primary & Valley Road

Secondary Schools – Gillotts School (Outstanding)

Sixth Form – The Henley College

Private – Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading as well as the Moulsoford and Abingdon schools

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 are available on the Thames, and the world famous Henley Royal Regatta is an annual highlight of living in Henley. The Henley Festival of Arts is likewise. There are boating marina facilities available at Hambleden, Harleyford and Wargrave.

Golf at Henley Golf Club and Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Tenure – Freehold

Services - Mains electricity, water and drainage

Broadband - Ultrafast fibre via Zzoomm, or Superfast via other providers

Local Authority - South Oxfordshire District Council

Council Tax - Band G

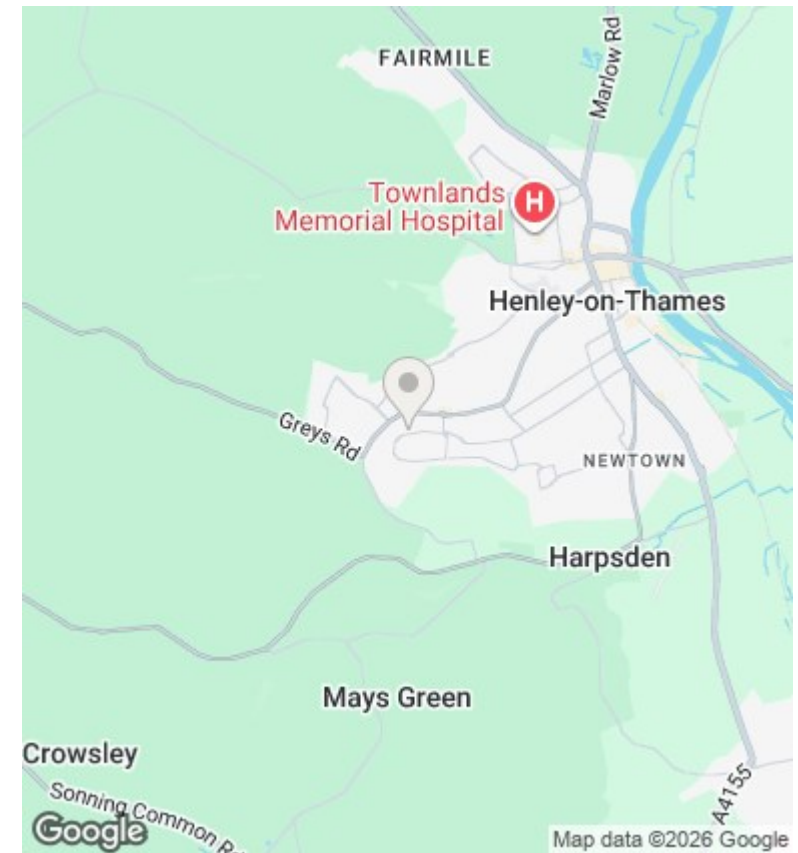
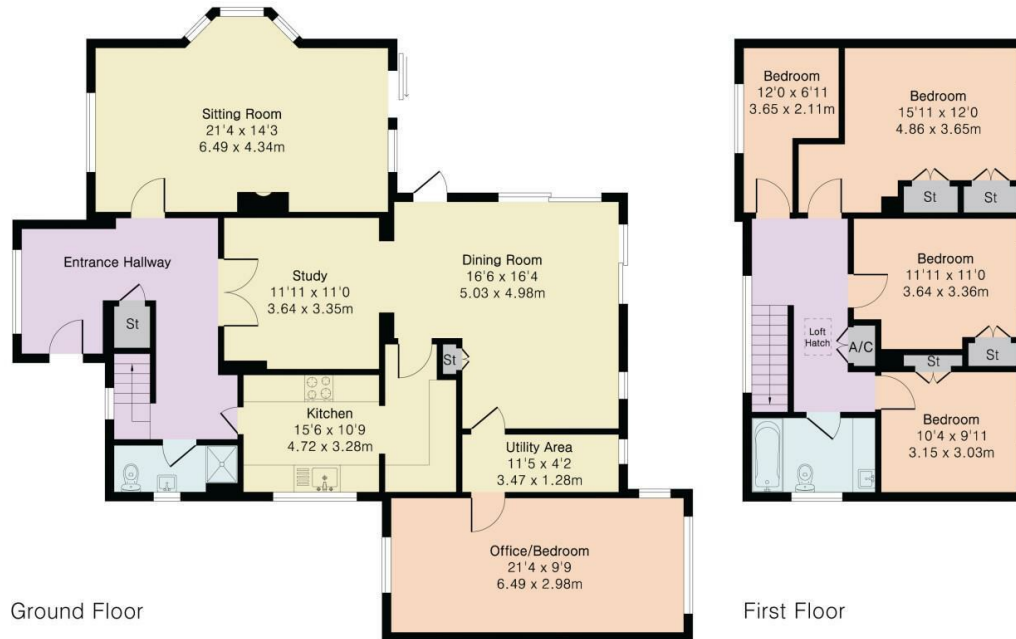




Approximate Gross Internal Area 1940 sq ft - 180 sq m

Ground Floor Area 1307 sq ft – 121 sq m

First Floor Area 633 sq ft – 59 sq m



Directions

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		