PHILIP BOOTH ESQ.

Wolsey's Cottage, 66 New Street, Henley-On-Thames, RG9 2BT

£295,000

- Charming 16th-century mid-terrace period cottage
- Approx. 316 sq ft (30 sq m)
- Double bedroom and modern shower room
- Offered for sale with no onward chain
- Hidden away in the heart of Henley-on-Thames
- Open-plan kitchen/living room with bespoke cabinetry and Everhot range
- Delightful courtyard garden
- Located within the sought-after Conservation Area
- Character features including exposed beams, leaded windows and bespoke joinery
- Moments from the River Thames, shops, cafés and restaurants

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Hidden away in one of Henley's most enchanting and historic settings, Wolsey's Cottage is a delightful 1-bedroom 16th-century mid-terrace home. Tucked-away discreetly within the heart of the town centre, yet just moments from the riverside, independent shops, cafés and restaurants. No onward chain.

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Council Tax Band: B

ACCOMMODATION

Believed to date back to the 1500s, the cottage is rich in character, with exposed timber beams, leaded light windows, bespoke joinery, latch doors and a wealth of period detail throughout. Despite its modest footprint of approximately 316 sq ft (30 sq m), every inch has been thoughtfully refurbished and utilised to create a warm and inviting home full of personality.

Designed by the current owner, a custom-built timber front door is intricately decorated with a stained-glass window, and opens to the open-plan living space and kitchen. Fitted oak bench seating provides useful storage, with additional storage incorporated under the staircase. There is a bespoke handcrafted kitchen which has fitted cupboards, a sink unit and a black Everhot 60 range cooker, plumbing for a washing machine, space for an under-counter fridge-freezer and electric underfloor heating.

First floor

This versatile room is currently used as the double bedroom benefitting from a bespoke cantilever bed, which can be stowed away into the wall to create a secondary open living space, if required. There is a front aspect window, a vaulted ceiling with exposed timber beams, exposed timber flooring and some high-level storage.

An oak latch door opens into the shower room which has a white suite comprising a shower cubicle, wash-hand basin, a w.c. and a wall mounted heated towel rail.

Outside

The cottage enjoys a garden to the front, a wonderfully peaceful setting filled with colourful planting that feels a world away from the bustling town centre - despite being only a short stroll from Market Place and the River Thames. Parking is available via a residents permit, available from the local council for £80 per annum.

Whether as a charming permanent home, an idyllic weekend retreat or an exceptional investment in one of Oxfordshire's most sought-after market towns, Wolsey's Cottage represents a rare chance to acquire a truly distinctive period property in an unrivalled central location.

LOCATION

Living in Henley town centre

Wolsey's Cottage is superbly located in the heart of the town centre, a very short walk from popular independent and well-known restaurants, cafes and pubs, high-end and independent shops and the River Thames. The Kenton Theatre is less than 100m away and hosts a plethora of musical, theatrical and cultural events. The Henley Regal Cinema on Bell Street, which shows all the latest films is a short walk from the house.

Phyllis Court Club - a local private members club is a five-minute walk from the house, offering riverside hospitality and function rooms, a sports centre with swimming pool, racket courts and lawn sports. River pursuits include rowing and kayaking. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival and Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club.

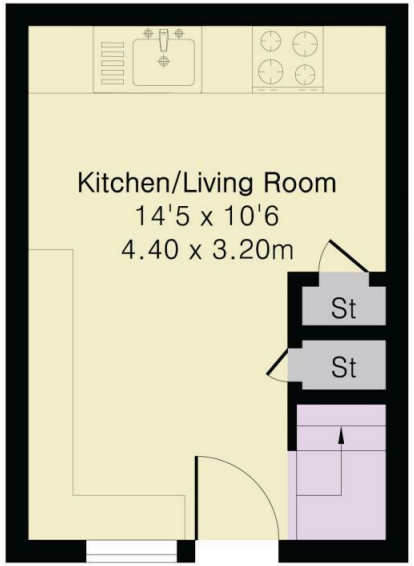
The commuter is well provided for, with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley station is about a 10-minute walk away and has direct links with London Paddington (via Twyford mainline and Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Reading - 7 miles

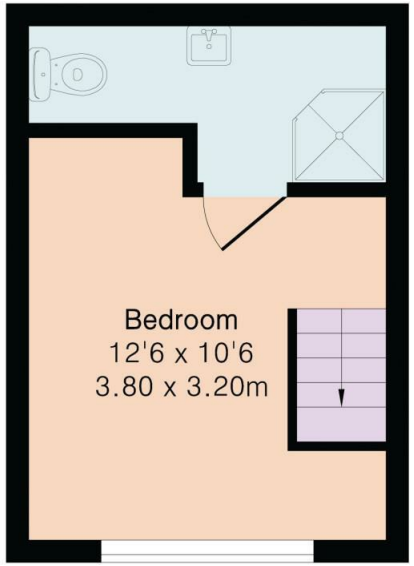
Maidenhead M4 Junction 8/9 - 11 miles
London Heathrow - 25 miles
London West End - 36 miles

Local Authority: South Oxfordshire District Council
Council Tax: Band B
Services: Mains Electricity, Water and Drainage. Ultra-fast broadband is available via “Zzoomm’, and super-fast via BT

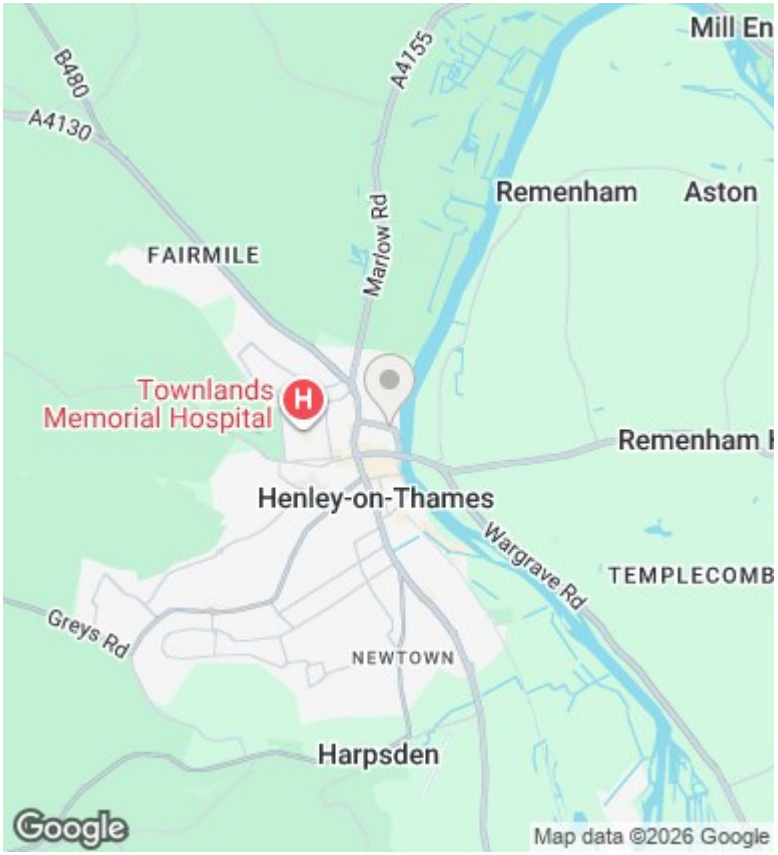
Approximate Gross Internal Area 316 sq ft - 30 sq m
Ground Floor Area 158 sq ft – 15 sq m
First Floor Area 158 sq ft – 15 sq m



Ground Floor



First Floor

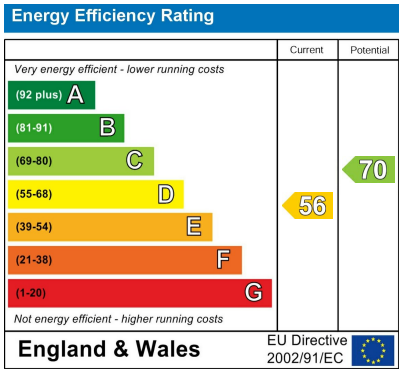


Directions

From our office in Station Road turn right at the traffic lights into Reading Road, towards the town centre. Continue into Duke Street and at the central traffic lights proceed straight along Bell Street. Turn next right into New Street. The cottage will be found on the right-hand side situated down the passageway between Anne Boleyn Cottage and Tudor Cottage.

Viewings

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



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