PHILIP BOOTH ESQ.







1 Wisteria Place, Deanfield Road, Henley-On-Thames, Oxon, RG9

£450,000

- Beautifully presented two-bedroom garden apartment
- Sliding doors opening onto a raised decked terrace
- Principal bedroom with extensive fitted wardrobes
- Short walk to Henley town centre, the River Thames and railway station
- Approx. 656 sq.ft (61 sq.m) with a 22 ft open-plan kitchen/living/dining room
- Private landscaped garden
- Contemporary shower room
- Planning Permission Granted for a rear orangery
- Detached home office/garden studio
- Two off road parking spaces

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Deanfield Road, Henley-On-Thames RG9 1UG

A beautifully presented two-bedroom garden maisonette with two off road parking spaces, a private landscaped garden, raised decked terrace and detached home office, all within a short walk of Henley-on-Thames town centre and the River Thames. Offering approximately 656 sq ft (61 sq m) of stylish accommodation, Wisteria Place combines modern open-plan living with exceptional outdoor space that is rarely found in apartment living. Planning permission has been granted for a rear orangery. EPC - C.

2 1 1 C

Council Tax Band: C





ACCOMMODATION
Tucked away at the beginning of Deanfield Road and just a short walk from the heart of Henley-on-Thames, Wisteria Place is a beautifully presented two-bedroom garden apartment offering an exceptional combination of generous living space, private outside space and the rare advantage of two off street parking spaces.

Extending to approximately 656 sq ft (61 sq m), the apartment has been thoughtfully maintained and enjoys a wonderfully bright, contemporary feel throughout. At its heart is an impressive open-plan kitchen, dining and reception room spanning over 22 feet in length, creating a sociable and versatile living environment. The well-appointed kitchen offers an excellent range of fitted cabinetry and integrated appliances, while the spacious sitting and dining areas flow effortlessly through sliding doors onto a raised decked terrace, perfect for morning coffee or summer entertaining.

The principal bedroom is an excellent double room, complete with an extensive range of fitted wardrobes providing exceptional storage. The second bedroom is equally versatile, lending itself perfectly as a guest bedroom, nursery or home study. A stylishly refitted shower room completes the accommodation.

A particular highlight is the private landscaped garden. Steps lead from the decked seating area down to an attractive, low-maintenance garden which enjoys a high degree of privacy and provides a delightful extension of the living accommodation. At the rear sits a substantial home office, offering an ideal space for those working from home, pursuing hobbies or requiring additional storage. A pedestrian gate provides convenient access directly to the parking area and Deanfield Road beyond, making access both practical and secure. There is planning permission granted to add a large orangery to the rear.

The location is equally appealing. Henley-on-Thames town centre, the River Thames, railway station, cafés, restaurants and the many independent shops for which the town is renowned are all within an easy stroll, making Wisteria Place an ideal choice for professionals, downsizers and those seeking a lock-up-and-leave home with exceptional outside space.

Beautifully presented throughout, with private gardens rarely found in apartment living, this is a home that offers far more than first meets the eye.

Agents' note: Planning permission has been granted for ground floor rear orangery - SODC Planning Ref; P26/S4223/HH

LOCATION
Living in Deanfield Road
Deanfield Road is a popular residential road situated approximately a quarter of a mile from Henley town centre and half a mile from the railway station. The property is also ideally situated for several Primary schools. Gillotts School is within walking distance and Henley College is close by.

Henley 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 Station has links with London Paddington 55 minutes (via Twyford Crossrail). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

Schools Primary Schools - Badgemore
Secondary Schools - Gillotts School
Sixth Form - The Henley College

Private - Rupert House School.
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon.

Leisure
River pursuits include Rowing and Kayaking. The world-famous Royal Regatta takes place in July followed by the Henley Festival of Arts. Rewind Festival in August.
Marina facilities at Harleyford and Wargrave; Golf at Henley and Badgemore Park, Rugby, Hockey, Football and Lawn tennis.

There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty. Phyllis Court country club is situated on the river and is a great place to socialise.

Tenure – Share of Freehold
There is no service charge
Local Authority - South Oxfordshire District Council
Council Tax - Band C
Services - Mains electricity, water and gas











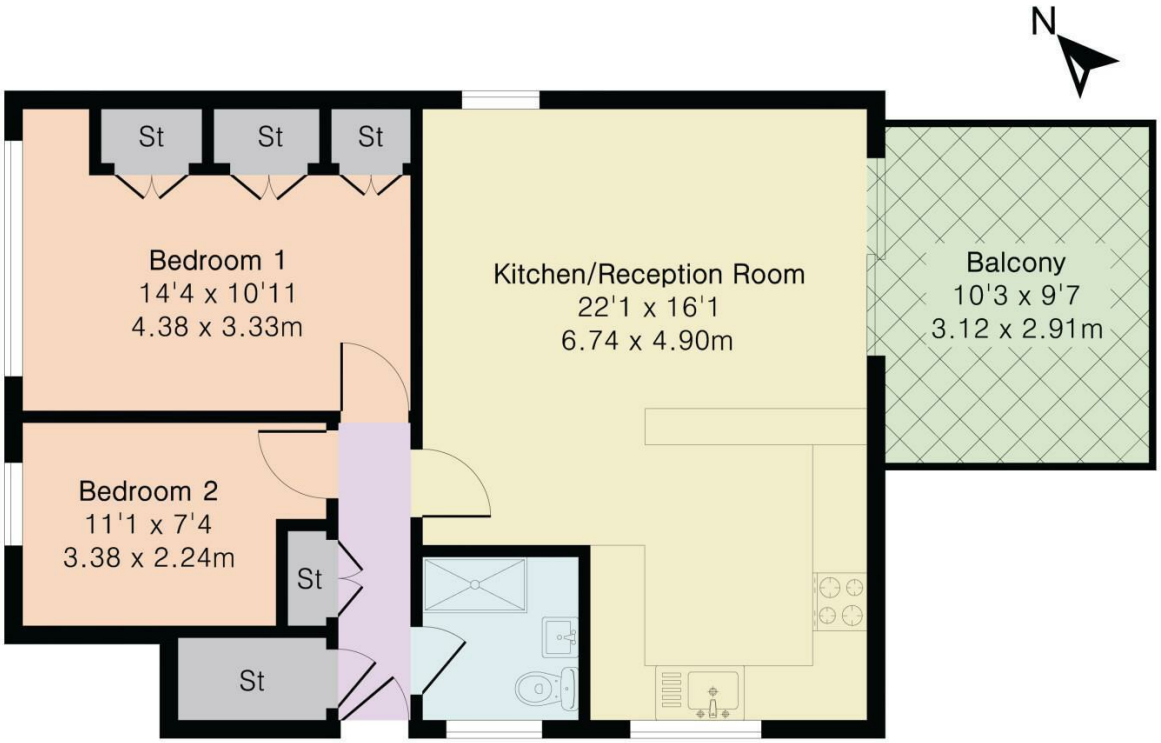








Approximate Gross Internal Area 656 sq ft - 61 sq m



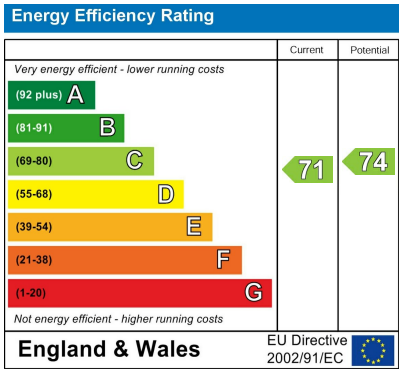


Directions

From our offices in Station Road, at the traffic lights with the junction of Reading road and turn right towards the town centre. Turn left at the next set of traffic lights into Greys Road. After about 300 meters bear right into Deanfield Ave. Turn left into Deanfield Road where the property will be found on the left.

Viewings

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



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