



PHILIP
BOOTH
ESQ.



84 St Andrews Road, Henley-On-Thames, Oxon, RG9 1JE

£1,450,000

- A substantial 1920's detached home
- Kitchen/breakfast room
- 4 further bedrooms
- Ample parking for 4 cars
- Sought after St Andrews Road location
- Utility room
- Family bathroom
- 4 reception rooms
- Principal bedroom with en suite
- Large rear garden

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A substantial 5-bedroom 1920's detached home of approx 2,400sq.ft, located in St Andrews Rd, within 1/2 a mile of the railway station. Sitting room, dining room, family room and an open plan kitchen/breakfast room with adjoining snug. Principal bedroom with en suite bathroom, 4 further bedrooms and a family bathroom. A large gravel driveway providing off-road parking for 4 cars and a large private rear garden.



Council Tax Band: G



ACCOMMODATION

This charming 5-bedroom detached home, dating from the 1920s, offers period features and modern comfort, just half a mile from Henley town centre. Set within a large, private garden, it also includes a generous gravel driveway for ample parking. The accommodation features multiple living spaces, a kitchen/breakfast room, a dining room, and a master bedroom with en suite. A gravel driveway leads to a part-glazed wooden door, opening into a hall with a staircase to the first floor.

The small sitting room has a fireplace, a window to the side, and a pair of floor to ceiling windows to the front. The room flows into a larger living area via a pair of internal doors. The larger living room is a generous carpeted space with windows to the side and overlooks the rear garden with French doors. There is a brick hearth with a wooden mantelpiece and an electric fire.

The dining room is accessed from the entrance hall and features a big window to the south aspect, with access to the kitchen. It can fit a 10-person table and chairs.

There is a downstairs toilet with a w.c. and wash hand basin.

The spacious kitchen/breakfast area to the rear of the home features cream shaker-style wall and base units with a wood-effect work surface. The kitchen has a separate island with a stainless steel sink and cupboards under. A large range cooker has 2 ovens and five gas burners, with a stainless steel extractor hood over. There is also a utility room with side access to the garden and also has a washing machine and dryer with sink. There is a friendly snug/living room adjacent to the kitchen.

The principal bedroom is an attractive large double with built-in cupboards, a view of the garden. The en-suite bathroom has a white suite comprising a w.c., a wash hand basin and bath with power shower over.

Bedroom 2 is a spacious double bedroom featuring additional eaves storage and built-in cupboard space.

Bedroom 3 is a double bedroom, complete with ample built-in cupboard storage.

Bedroom 4 is a comfortable double bedroom with a lovely garden view, complemented by a Velux window.

Bedroom 5 is a single bedroom, perfect for use as a study or additional storage space, with room for a desk and shelving.

A family bathroom has a Velux window, a bath with shower over, a wash hand basin and w.c.

The rear garden is a generous enclosed space, laid mainly to lawn and fringed by mature trees and shrubs. A side gate leads to the front of the property.

To the front, a large gravel driveway has space for private parking for several cars.

LOCATION

Living in St Andrews Road

St Andrews Road is a highly sought-after residential road approximately quarter of a mile from Henley town centre and railway station. There are regular bus services to Reading. Perpetual Park, home to Invesco Perpetual, is just 10 minutes' walk. The River Thames is approx. 0.5 miles distant.

Schools

This family home is perfectly located for both private and local schools. It is within catchment for both Trinity Primary School (Ofsted Outstanding) and Gillotts Secondary School (Ofsted Good). Henley Sixth Form College is approximately 10 minutes' walk away. In addition, St Mary's Prep School is just a few minutes' walk away.

Boys' private schools within reach include Reading School, Reading Blue Coat, Shiplake College, Moulsoford Prep and The Oratory Woodcote. For the girls: Queen Anne's, Cranford House, St Joseph's College, Kendrick and The Abbey. School buses to/from these schools operate from this side of Henley. Buses also operate to the Abingdon Boys and St Helen & St Katharine girls school in Abingdon.

Leisure

Henley-on-Thames has a good range of local shops, pubs, restaurants, a three-screen

cinema and the 200-year-old Kenton Theatre. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival of Arts, the Rewind Festival in August and the Henley Literary Festival, which takes place every September/October. Phyllis Court country club is situated on the river has a gym with indoor swimming pool, and is a great place to socialise and watch the Royal Regatta.

River pursuits include rowing, sailing and canoeing with clubs situated along the river. Marina facilities are found at Harleyford and Wargrave. There is Golf at Henley Golf Club, Badgemore Park Golf Club. Other sports clubs include rugby, hockey, football and lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty.

Reading offers excellent shopping at the Oracle Shopping Centre. Recreational interests include the SCL Stadium, home to Reading Football Club, with horse racing also available at Ascot, Newbury and Windsor.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and the Midlands. Henley Station has direct links with London Paddington via Twyford, via both Elizabeth Line and mainline services.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Services: All mains services

Broadband: The property has access to superfast fibre via Zoomm

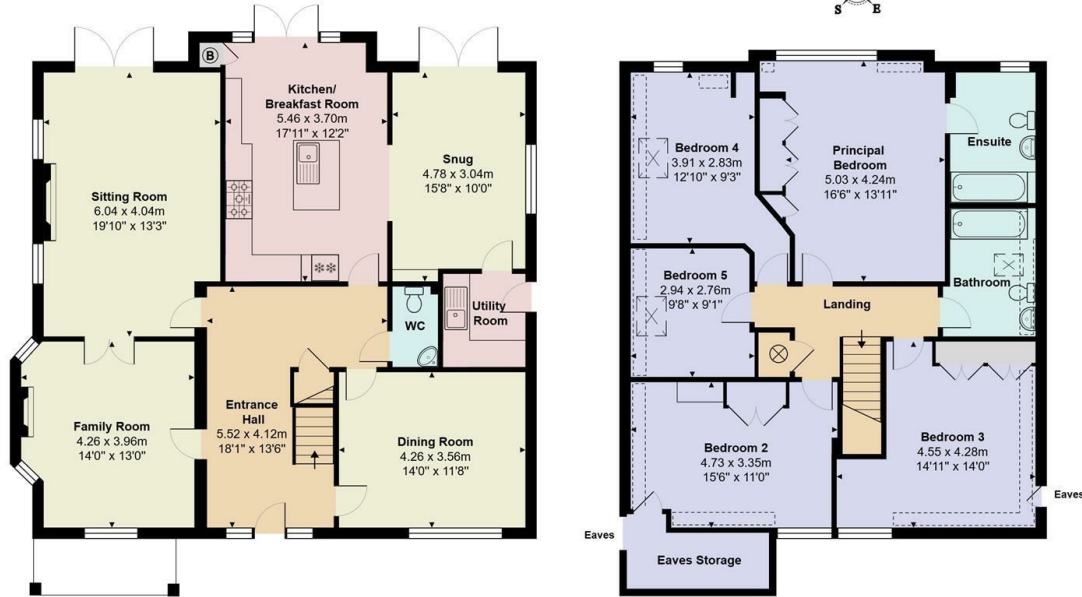
Council Tax - Band TBC



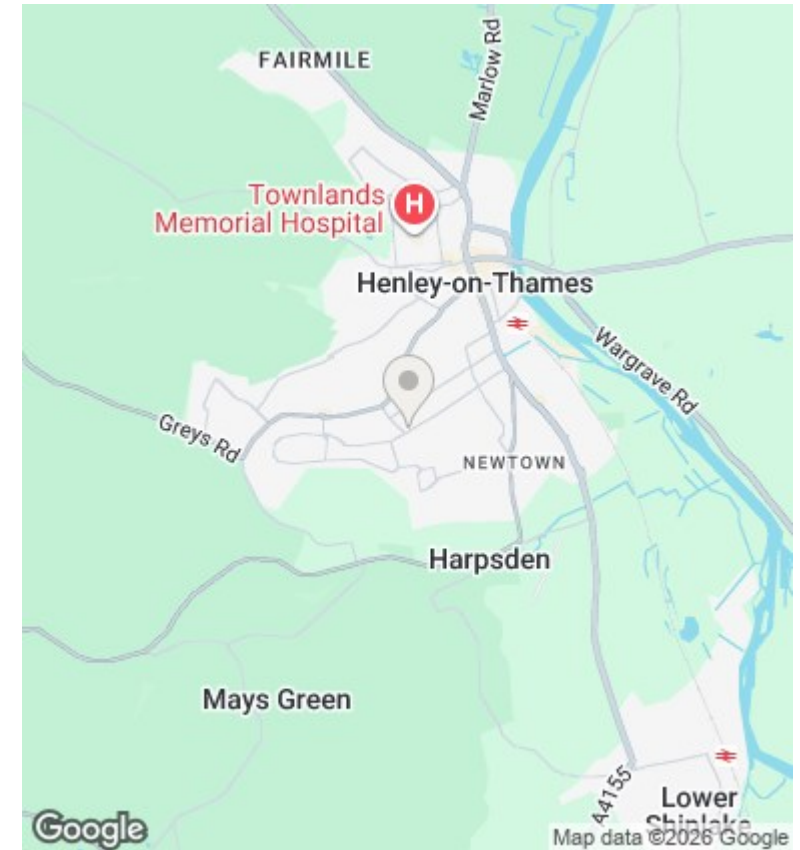


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Approx. Total Area: 220.8 m² ... 2376 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

From our office in Station Road, turn left into Reading Road. Take the 3rd right turn into St Andrews Road. Continue over the crossroads and continue up St Andrews Road where the property will be found on the right-hand-side just before the junction with Green Lane.

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) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |