PHILIP BOOTH ESQ.







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

Offers In Excess Of £400,000

- Recently refurbished to a high standard
- Modern fitted kitchen with breakfast bar
- Family bathroom
- Close to Henley town centre and station
- Comfortable first floor 2-bedroom apartment
- Double bedroom with en suite shower room
- Incredible enclosed sunken patio terrace with mature planting
- Open-plan living space
- Second double bedroom with wardrobe
- Off-street parking for one car

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

sales@philipboothesq.com
www.philipboothesq.com

1A Wisteria Place Deanfield Road, RG9 1UG

A newly refurbished first-floor 2 double bedroom maisonette presented in very good condition in a quiet residential location. Open-plan living / kitchen / dining space. 2 double bedrooms, one with en suite shower room. A further family bathroom. Private sunken patio garden with spectacular planting in raised beds. Off-road parking for 1 car. Short walk to Henley town centre. EPC - C.

2 2 1 C

Council Tax Band: C





ACCOMMODATION
The private entrance opens via a smart composite front door into a welcoming entrance hall, where a staircase, elegantly finished with a quality herringbone carpet runner, rises to the first floor, creating an immediate sense of privacy and exclusivity.

At the heart of the home is a beautifully appointed open-plan kitchen, dining and sitting room. Flooded with natural light from its triple aspect, this stylish living space has been thoughtfully remodelled to provide a superb environment for both everyday living and entertaining. The windows have fitted blinds and curtains. The contemporary kitchen is fitted with an extensive range of sleek white cabinetry complemented by quartz worktops and a generous peninsula breakfast bar, naturally defining the kitchen from the reception area. Integrated appliances include a washer/dryer, slimline dishwasher, electric oven and hob, while a cupboard discreetly houses the Vaillant gas-fired boiler.

The principal bedroom is a generous double overlooking the front garden and enjoys a bright, peaceful outlook. Beautifully presented, it benefits from a stylish contemporary en-suite shower room comprising a walk-in shower, wash hand basin and WC.

The second double bedroom is an excellent guest room, nursery or home office and benefits from a built-in wardrobe, providing useful additional storage.

The family bathroom benefits from a modern white suite comprising a panelled bath with rainfall shower and glazed screen, vanity wash hand basin with storage beneath and WC, all finished in a clean contemporary style.

Outside

One of the property's standout features is its exceptional private garden, which has been completely transformed to create a beautifully landscaped outdoor retreat. Designed for low-maintenance enjoyment, it features an expansive porcelain terrace ideal for al fresco dining, raised planted borders filled with mature architectural planting, attractive olive trees and established evergreen screening that provides a wonderful degree of privacy. The garden offers a perfect extension of the living space and is a rare feature for an apartment, creating an oasis of calm just moments from Henley-on-Thames town centre.

The property further benefits from an allocated off-road parking space.

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





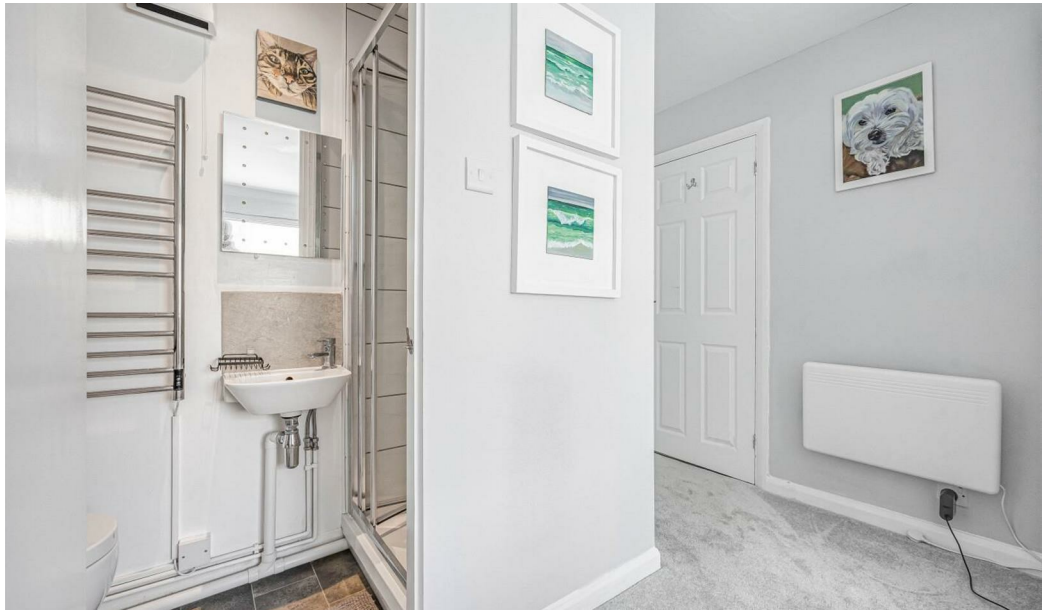














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Approximate Gross Internal Area = 67.1 sq m / 722 sq ft

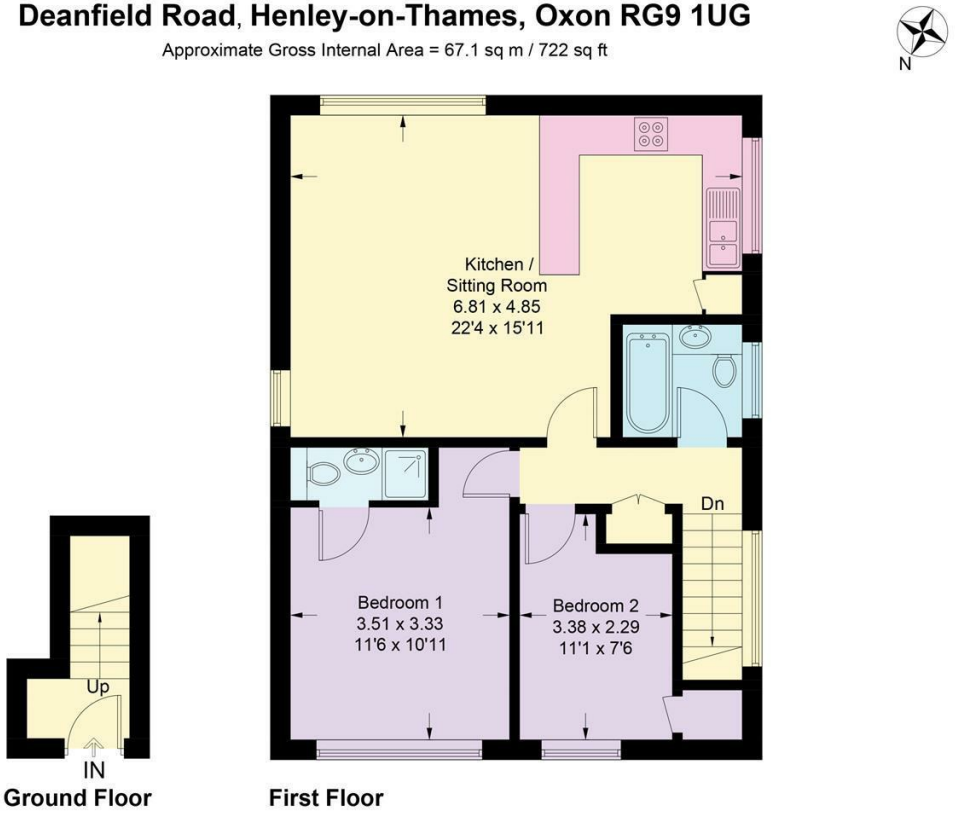


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087266)

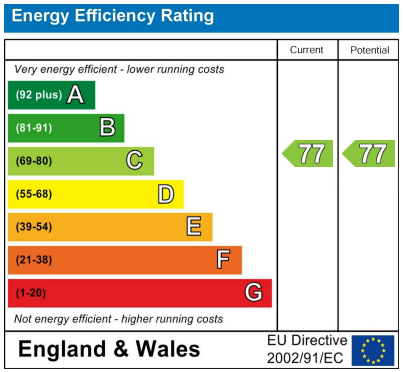


Directions

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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