



57 Northfield End, Henley-On-Thames, Oxon, RG9 2JJ

£325,000

- A 2-bedroom Grade II listed cottage
- Sitting room
- Cloakroom
- Small front garden with shed
- Vacant possession
- Walking distance to Henley town centre
- Kitchen
- First floor bathroom
- In need of extensive refurbishment

57 Northfield End, Henley-On-Thames RG9 2JJ

A unique opportunity to acquire a 2-bedroom Grade II listed cottage in need of extensive modernisation within a short level walk of Henley town centre. Sitting room, kitchen and cloakroom on the ground floor, a bedroom and bathroom on the first floor and a further bedroom on the 2nd floor. There is a small front garden with a timber shed. No onward chain.



Council Tax Band: D



ACCOMMODATION

A wrought iron gate and path leads to the timber front door, which leads in to the ground floor accommodation.

The sitting room has a dual aspect to the front and side, an exposed beam and a fireplace.

A door opens into the kitchen with a side aspect window. There is a stainless steel sink unit and plumbing for a washing machine.

The cloakroom has a w.c.

Stairs lead from the sitting room to the first floor.

Bedroom 2 has a dual aspect to the front and side, a fireplace and an exposed beam ceiling.

The bathroom has a white suite comprising a panel enclosed bath with shower mixer tap, a wash hand basin and a w.c.

Stairs lead from the landing to the 2nd floor.

At the top of the stairs there is an enclosed water tank.

Bedroom 1 has a dual aspect to the front and side and exposed timber beams.

Outside

There is a small enclosed front garden with a timber shed.

LOCATION

Living in Northfield End

Northfield End is situated on the northern outskirts of Henley centre approximately 0.25 miles from the Bell Street. The property is situated just a short walk from ancient woodland, and the Oxfordshire Way making this a great place for walking.

Henley provides an extensive range of shops, restaurants, cafes and recreational facilities, including a cinema and theatre. There are many river pursuits, including day trips and boat hire and a good selection of local golf clubs.

Paddington approx 60 minutes with the TfL Elizabeth Line, linking Reading to The City and beyond. The property is also well placed for access to the M40 (J4) at

High Wycombe and the M4 (J8/9) at Maidenhead Thicket.

Reading - 9 miles

Maidenhead M4 Junction 8/9 - 10 miles

Oxford - 20 miles

London Heathrow - 25 miles

London West End - 38 miles

Central London is approximately 38 miles and London Heathrow approx 25 miles. The larger centres of High Wycombe and Reading are also easily accessible providing a wider range of facilities. The area is also well served with excellent private and state schools.

Schools

Badgemore Primary School (Ofsted Good)

Gillotts Secondary School (Ofsted Outstanding)

Prep schools include Rupert House School and St Mary's School, both in Henley.

Private schools include Shiplake College, Reading Blue Coat, The Oratory at Woodcote, Kendrick School, The Abbey and Queen Anne's are easily accessible.

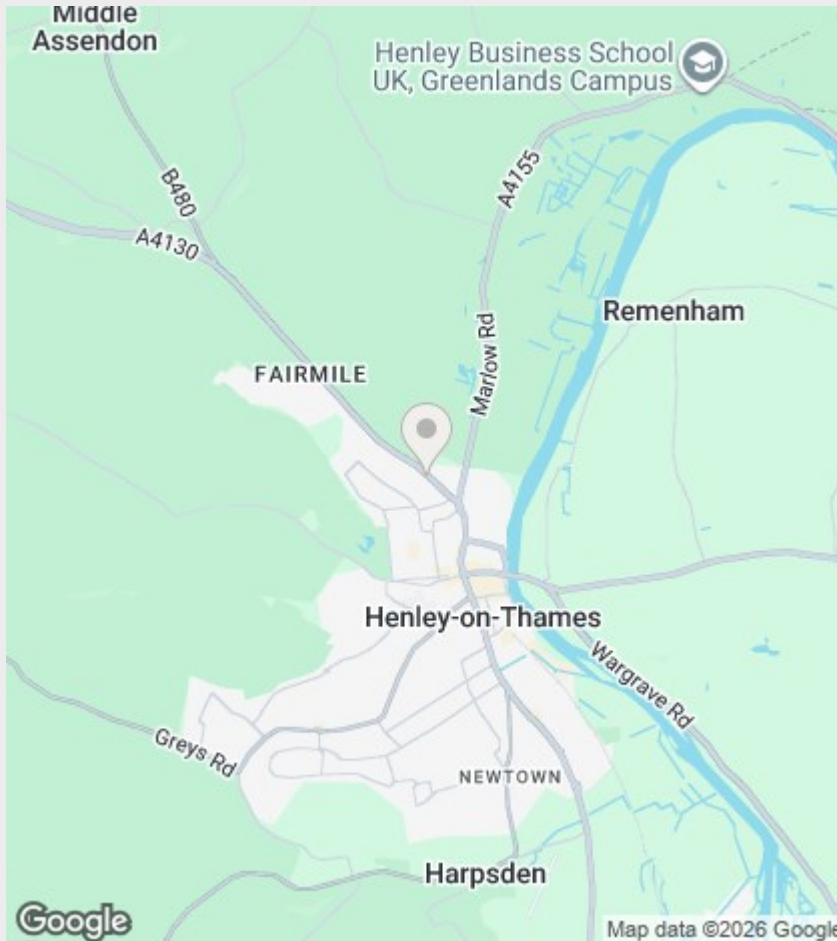
Buses also run from this side of Henley to Moulsham, Cranford House and the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Services: Mains water and electricity, mains drainage.

Council Tax - Band D



Directions

From our offices in Station Road turn right at the traffic lights into Reading Road and continue through the town centre along Bell Street. At the double mini roundabout bear left into Northfield End, where the property will be found on the left hand side just past Leicester Close.

Viewings

Viewings by arrangement only. Call 01491 876544 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	5	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor Area 231 sq ft – 21 sq m

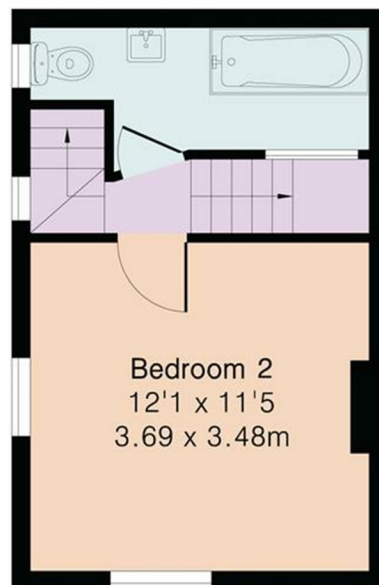
First Floor Area 231 sq ft – 21 sq m

Second Floor Area 208 sq ft – 19 sq m

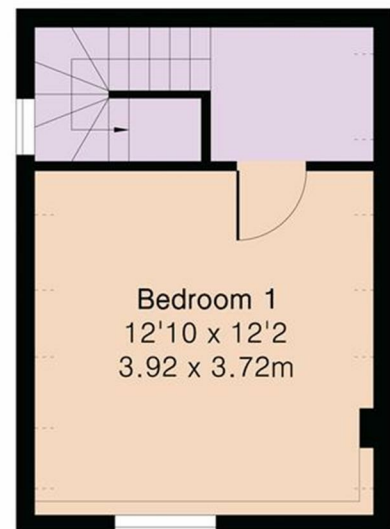
Kitchen
12'0 x 7'3
3.66 x 2.22m



Ground Floor



First Floor



Second Floor