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## 12 Grange Road, Henley-On-Thames, Oxon, RG9 1DE

Offers In Excess Of £800,000

- Attractive villa-style Victorian end-of-terrace home
- Vast open-plan kitchen / dining / living space
- Family bathroom
- On-road parking
- Refurbished and extended to a high quality
- Separate utility room
- Principal bedroom with en suite on the 2nd floor
- Bright sitting room with wood-burner
- 2 double bedrooms and 1 single on the 1st floor
- Rear garden with gate access to Henley station

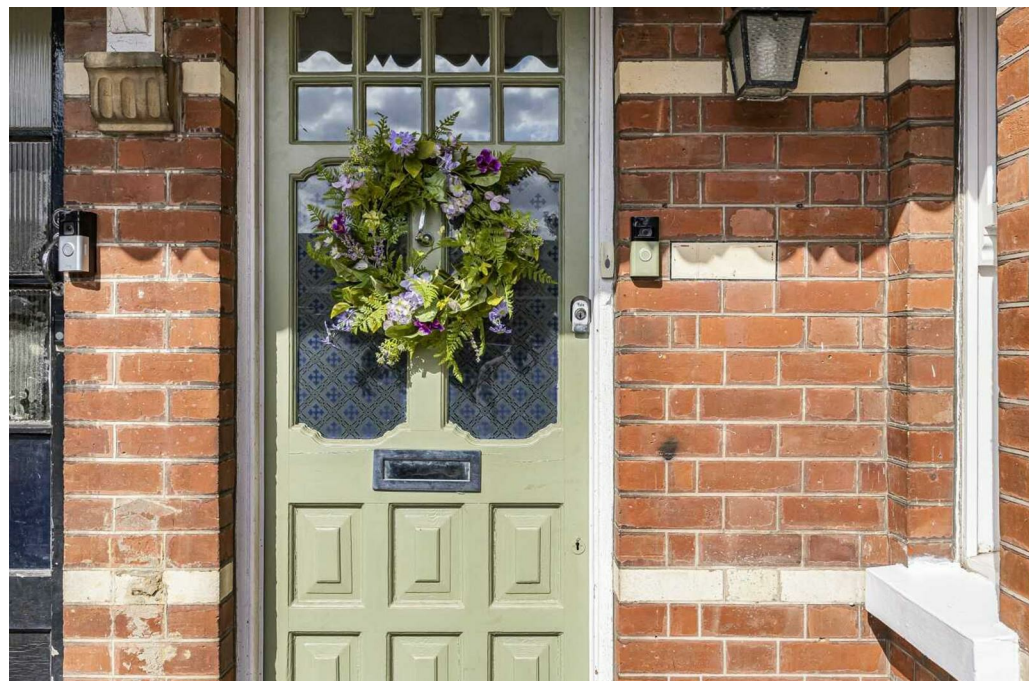


# 12 Grange Road, Henley-On-Thames RG9 1DE

A pretty villa-style end-of-terrace 4-bedroom Victorian home in excellent condition, set in a quiet no-through road. Refurbished and extended, with a fabulous open-plan kitchen / breakfast room, a separate utility room, a further reception room. 2 double bedrooms and a single on the first floor, with family bathroom. A further double bedroom with en suite on the second floor. Enclosed rear garden with pedestrian gate providing convenient access to the train station. Electric vehicle charger to the front.



Council Tax Band: D



## ACCOMMODATION

Set at the end of a quiet residential neighbourhood, this end-of-terrace Victorian villa has an attractive 2-tone brick front elevation, with a box-bay window and Victorian chequerboard paving to the front door.

Under the covered porch the pretty part-glazed wooden front door opens to the entrance hall with a door opening into the reception room. The sitting room is a bright friendly space with a box-bay window to the front aspect, with a wood-burning stove with a brick hearth and mantelpiece over. Fitted shelves and cupboards add useful storage.

Through a wooden door and into the dramatic open-plan kitchen / dining / living space with a vaulted ceiling, LED lighting and electric Velux windows. This is a bright and spacious reception space perfect for entertaining. A door opens to a generous L-shaped coats cupboard, and another to a w.c. with wash hand basin. A fitted bench and grey painted cupboards with fitted shelving mark out a carpeted reading nook / child's play area.

The multi-purpose reception has space for a large corner sofa, and an 8-seater dining table. The kitchen has a good range sage green shaker-style wall and base units, with granite worktops, and tiled floors. Integrated appliances include a fridge and freezer, and a dishwasher. There is space for a range cooker, with gas cooker point and set into an attractive tiled alcove, with extractor over. An inset Belfast sink sits beneath a window overlooking the rear patio garden. An island unit has storage and a breakfast bar, with space for a wine fridge. Bifold doors open out from the dining area to the private rear garden.

From the kitchen, a separate utility room has a vaulted ceiling and a skylight, houses the gas boiler and ample storage with a stainless steel sink; and has space for a washing machine and tumble dryer.

From the entrance hallway stairs lead up to the first floor with three bedrooms and a bathroom

Bedroom 2 is a carpeted double bedroom with a window to the front.

Bedroom 3 is a carpeted double bedroom with a window overlooking the garden and with a

cupboard.

Bedroom 4 is a carpeted single bedroom with a window to the front and a cupboard.

The family bathroom has a white suite comprising a bath with shower over, a w.c. and a wash hand basin with a window to the rear and a heated towel rail.

Up the carpeted stairs to the second floor.

The principal bedroom is a carpeted double bedroom with a Velux skylight window and fitted wardrobes. The en suite shower room has a white suite comprising a shower, a w.c. and a wash hand basin, with heated towel rail.

## Outside

The rear of the property is accessed via the dining area, and is a pretty courtyard garden enclosed by original victorian walls and a fence to the rear. Laid partially to lawn, mature jasmine provides a fragrant green boundary on all 3 aspects and an attractive curved patio makes best use of the sun. To the rear, a private pedestrian gate provides useful access to the car park of Henley Station, saving several minutes from the normal commute.

To the front of the property, an electric vehicle charging socket has been inset into the pavement.

## LOCATION

Living in Grange Road

Grange Road is a quiet residential road of Victorian terraced properties, situated just a short level walk from Henley town centre, railway station and River Thames.

There are regular buses to Reading with bus stops on Reading Road. It is close to a neighbourhood pub The Three Horseshoes, and a short walk to the petrol station which has a convenience store, a Subway franchise and bakery concession.

Henley has a Waitrose supermarket and a host of restaurants, interesting independent shops and boutiques. There's a 3 screen cinema and an historic theatre.



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 (via Twyford 55 minutes).

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

#### Schools

Primary Schools - Trinity Primary, Sacred Heart Catholic Primary school

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon Boys School and St Helen and St Katharine Abingdon.

#### Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with the world-famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

#### Tenure - Freehold

Services - mains gas, electric, mains water and drainage

Broadband - high-speed fibre-optic broadband to the property (FTTP)

Local Authority - South Oxfordshire District Council

Council Tax - Band D







## 12 Grange Road, Henley-on-Thames, Oxon RG9 1DE

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215973)



## Directions

From our offices in Station Road, at the traffic lights turn left in to Reading Road. Continue to the mini-roundabout and then take the next left into Marmion Road. Continue to the very end and turn right into Grange Road where the property will be found at the end on the left hand side.

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		