PHILIP BOOTH ESQ.







44 Ancastle Green, Henley-On-Thames, RG9 1TS

£675,000

- A recently refurbished 3-bedroom semi-detached home
- Cloakroom with modern fittings
- A modern bathroom suite
- Off-road parking for two cars
- Open-plan reception room with doors to the garden
- Bedroom 1 with built-in wardrobes
- Home office with doors to the garden
- Stylish Anthracite kitchen with integrated appliances
- 2 further bedrooms
- Rear garden with extensive patio and deck

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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44 Ancastle Green, Henley-On-Thames RG9 1TS

A beautifully presented 3-bedroom semi-detached home, which has been stylishly refurbished throughout. Open-plan living, a fabulous fitted kitchen with island, modern bathroom and cloakroom. Benefitting from a garage conversion creating a studio and a pretty terraced garden to the rear. The property is located in a quiet residential cul-de-sac approx 0.4 miles to the west of Henley town centre.

3 1 2 C

Council Tax Band: D





ACCOMMODATION
A part-glazed front door opens into a bright entrance hall with a ceramic tiled floor, useful built-in coat cupboards and a utility cupboard with plumbing for a washing machine and shelves.

The cloakroom has a modern white suite comprising a low-level w.c. and a corner wash hand basin with mixer tap.

A 'crittall style' glazed door opens from the hallway into an impressive open-plan reception room with exposed timber beams, fitted shelving, clever built-in storage cupboards under the stairs and a herringbone pattern engineered wood floor. There is a large picture window and glazed French doors opening to the rear garden.

The stylish kitchen has a good range of modern anthracite colour wall and base units with a sink unit below a large picture window with a front aspect. Integrated appliances include a built-in electric double oven, a fridge and freezer, and a dishwasher. The central island unit features a 5-burner gas hob with a copper coloured suspended cooker hood over, 'pan' drawers and a breakfast bar.

A staircase leads to the first floor landing with a useful storage cupboard.

Bedroom 1 has a rear aspect overlooking the garden and has built-in wardrobes.

Bedroom 2 is a double bedroom with a front aspect.

Bedroom 3 has a rear aspect picture window.

The family bathroom has a white suite comprising a panelled bath with fully tiled surround and a shower, mixer tap and a glass shower screen. There is a wash hand basin with a cupboard under and a low level w.c., a wall mounted heated towel rail and a window providing natural light.

Home office
The single garage has been converted into a fabulous home office with built-in storage, a skylight window and glazed French doors opening to the rear garden.

The rear garden has an extensive patio area directly outside the sitting room. There are steps to the lawn with shrub borders and a raised timber deck, the ideal spot for Al Fresco dining or a summer barbecue. There is a large timber shed.

To the front there is a brick paver drive with parking for two cars.

Agents note - Planning permission was granted on the 18th February 2022 under application number P21/S5305/HH as follows: Ground floor garage conversion, internal reconfiguration and proposed extension. Proposed loft conversion with dormer to the rear and skylight and cabrio velux to the front.

LOCATION
Living in Ancastle Green
Ancastle Green is within easy reach of Henley’s town centre, with its range of shops, cafes, and transport links, while also offering a quiet position with elevated views. For those who want to be close to all amenities, this home is just a 10 minute walk from the elegant town hall and the square, which holds a bustling market every Thursday and is surrounded by cafe's and restaurants.

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.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and the Midlands. Henley Station has links with London Paddington 55 minutes (via Twyford Crossrail - TfL Elizabeth Line).

Reading – 7 miles
Maidenhead M4 Junction 8/9 – 11 miles
London Heathrow – 25 miles
London West End – 36 miles

Reading offers excellent shopping at the Oracle Shopping Centre. Recreational facilities include the Select Car Leasing Stadium, home to Reading Football Club.

Schools
This family home is perfectly located for both private and local schools. It is within catchment for Badgemore Primary School (Ofsted Good) and Gillotts Secondary School (Ofsted Outstanding). Henley Sixth Form College is approximately 5 minutes' walk away.

Leisure
River pursuits include rowing and kayaking with several good clubs along the Thames. Marina facilities are found at Hobbs in Henley, at Harleyford and Wargrave. Golf at Badgemore Park Golf Club, which is within walking distance. Henley lawn tennis club is located a short walk away at Henley College playing fields. The town has an active Rugby club as well as football and hockey for all ages. 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.

Services: All mains services
Gas fired ducted hot air heating system
Local Authority - South Oxfordshire District Council
Council Tax Band - D









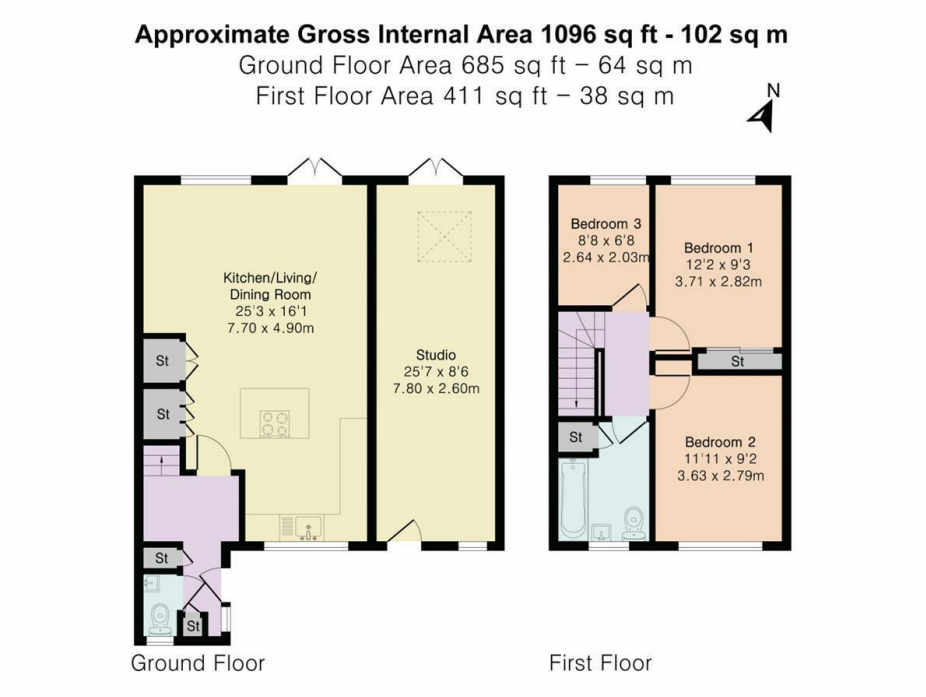












PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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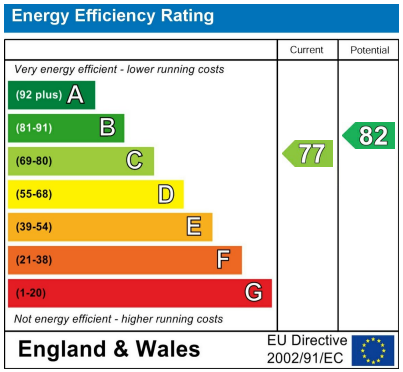


Directions

From our office in Station Road turn right at the traffic lights into Reading Road, towards the town centre. Continue into Duke Street and at the central traffic lights turn left into Market Place. Continue past the Town Hall and up Gravel Hill. Pass the turning to Paradise Road and turn next left into Ancastle Green. Number 44 will be found to the left of the central green on the right-hand side.

Viewings

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



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