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## 14 Acacia House Ancastle Green, Henley-On-Thames, Oxon, RG9

£400,000

- Private balcony with far reaching views over the town
- Modern fitted kitchen
- Garage in nearby block
- Viewing recommended
- Communal entrance with secure entry system
- Two double bedrooms with built-in wardrobes
- Share-of-freehold pending
- Large L-shaped reception room
- Modern bathroom and separate cloakroom
- Short walk to the town centre

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

sales@philipboothesq.com  
www.philipboothesq.com

# 14 Acacia House Ancastle Green, Henley-On-Thames RG9 1UQ

A well-presented 2/3-bedroom flat, located on the top floor of Acacia House, enjoying spectacular far-reaching views over the town and the hills beyond. Conveniently situated just 0.25 miles from Henley town centre and benefitting from a garage in a nearby block.



Council Tax Band: D



## ACCOMMODATION

A communal entrance hall with secure entry system and a glazed door leads in to the entrance lobby. Stairs lead up to the top floor.

A private front door open in the entrance hall with engineered wood flooring.

The property offers light and spacious accommodation, including a large L-shaped reception room with a living room and dining room/bedroom 3 with windows on three sides. Sliding patio doors onto a private balcony, which is large enough for a small table and chairs—an ideal spot to take in the far reaching views.

The open-plan kitchen has a breakfast bar open from from the living room. There is a good range of fitted wall and base units, space for a large fridge/freezer, there is an electric single oven with an induction hob over, a 1.5 bowl stainless steel sink unit with mixer tap, and a high level window.

In the hallway there is an airing cupboard and entry phone connected to the communal entrance and in the dining area another useful storage cupboard.

There are two bedrooms, both are good-size double bedrooms with built-in wardrobes and the same stunning views of the town.

The shower room has a large walk-in shower also with hand wand, a vanity hand wash basin and heated towel rail. The floor and walls are tiled.

There is a separate cloakroom with w.c. and hand wash basin.

The flat also benefits from a single garage located in a nearby block.

The communal areas in the building have been recently improved, and the

property is set to benefit from a forthcoming share of freehold, adding to its long-term appeal.

## LOCATION

Living in Ancastle Green

Acacia House 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.

Service: All mains services

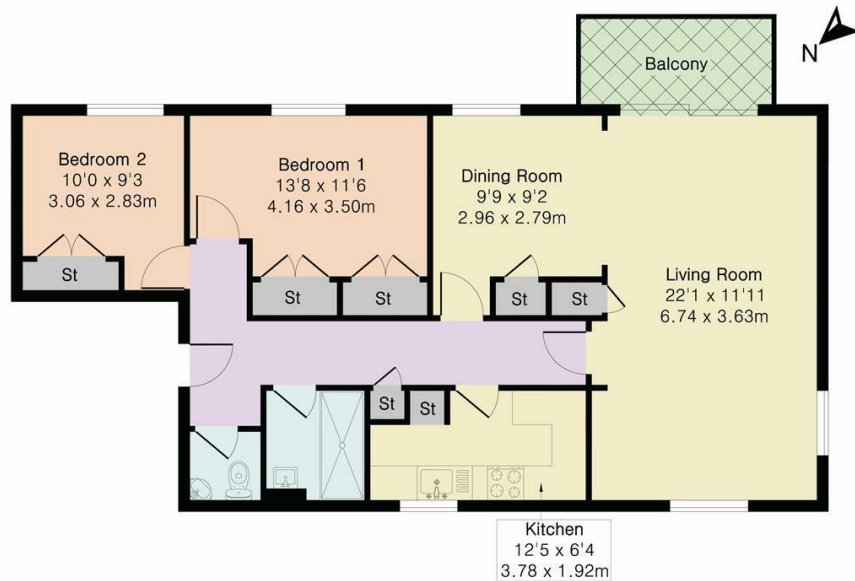
Local Authority - South Oxfordshire District Council

Council Tax Band - D





Approximate Gross Internal Area 894 sq ft - 83 sq m



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.

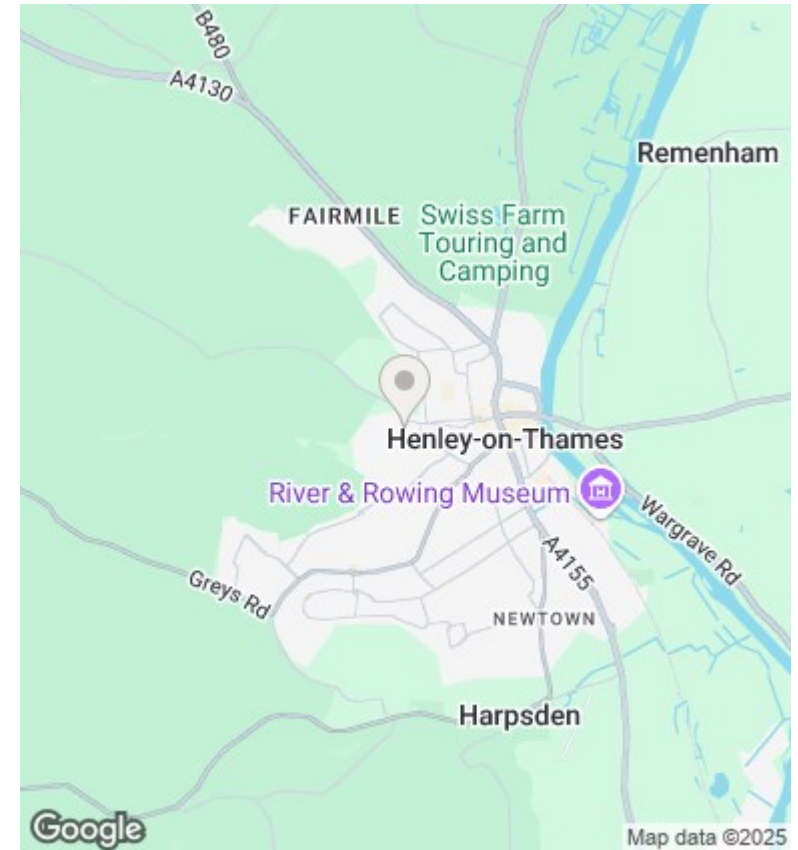


## Directions

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. Turn right and Acacia House is the first block on the right.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	