PHILIP BOOTH ESQ.

5 New Street, Henley-On-Thames, RG9 2BP

£1,150,000

- Refurbished Georgian Grade II listed townhouse
- Bright contemporary kitchen
- Study / bedroom 4
- Peaceful walled courtyard garden
- Prominent town centre location
- 3 double bedrooms
- First floor laundry utility room
- Multiple attractive reception rooms with original features
- 3 bathrooms across 3 floors
- Waterproof cellar for storage

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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5 New Street, Henley-On-Thames RG9 2BP

An elegant and refurbished versatile 4-bedroom Grade II listed townhouse in Henley town centre. With original features, updated amenities and modern finishes. Featuring multiple reception rooms, first floor utility laundry room, and double bedrooms and bathrooms on both the first and second floor. Attractive walled courtyard garden. Generous waterproofed cellar for storage.

4 3 2 D

Council Tax Band: E

ACCOMMODATION

From New Street, in the bustling heart of vibrant Henley-on-Thames, into this attractive 3-storey brick fronted Georgian townhouse. Through the hardwood front door and into the hallway, with oak flooring and natural light from the window-light above the door.

The dining room features high ceilings, ornamental coving, oak flooring and fitted shelving to either side of the fireplace. A double-height window is south-facing.

Along the hallway and a door leads down to the tanked double-chambered cellar, with lighting and a window out at street level. This room was professionally waterproofed and so makes a useful and generous storage space, albeit with a reduced head height.

Into the comfortable sitting room, with high ceilings, oak flooring and a fireplace with an ethanol fire. A glass door leads out to the courtyard.

The kitchen comprises contemporary grey shaker-style fitted wall and base units, with a composite quartz worktop, and a glass splashback. Integrated appliances include an induction hob with a retractable extractor function, a dishwasher, an electric fan oven and separate combination microwave oven, a small wine fridge, and space for a freestanding fridge-freezer. A butler sink sits beneath a large window to the courtyard. The original fireplace adds a characterful display area.

Up a few carpeted stairs and then down to the modern bathroom, with Karndean flooring, a generous tiled walk-in shower with a rainfall head and hand wand, a wash hand basin vanity unit with drawers, and a lit mirror above; a w.c. and a heated rail over a traditional style radiator.

Further up the carpeted stairs and into the bright carpeted room currently in use as a study or as bedroom 4.

From the main hallway and up the stairs to the first floor. The stairwell is a bright space with featured lighting, and an attractive handrail going up to the first and second floors.

A bright double bedroom to the front has a large south-facing sash window, carpets, and a feature fireplace with shelving to either side.

A laundry utility room has been installed on the first floor, with space for a washing machine and tumble dryer, storage cabinets, a worktop and a tiled splashback. A small window overlooks the rear. The spacious panelled family bathroom features a striking free-standing bath with a freestanding chrome tap, a tiled walk-in shower, a twin vanity unit with drawers, a w.c. and a window to the rear.

Up to the second floor, where another generous carpeted double bedroom features a south-facing sash window, fitted wardrobes, and a fireplace with shelving. A smaller double bedroom is carpeted, with a window to the rear, and has an en suite bathroom with w.c., wash hand basin and a shower.

OUTSIDE

From the sitting room, a glass door leads out to the secluded walled courtyard garden - a welcoming enclosed entertaining or relaxing space, with a mature magnolia tree, ample space for a container garden, and room for outdoor sofas and table.

LOCATION

Living in Henley town centre

The house is superbly located in the heart of the town centre, a very short walk from popular independent and well-known restaurants, cafes and pubs, high-end and independent shops and the River Thames. The Kenton Theatre is less than 50m away and hosts a plethora of musical, theatrical and cultural events. The Henley Regal Cinema is well-loved, and a short walk from the house.

Phyllis Court Club - a local Private Members Club is a five-minute walk from the

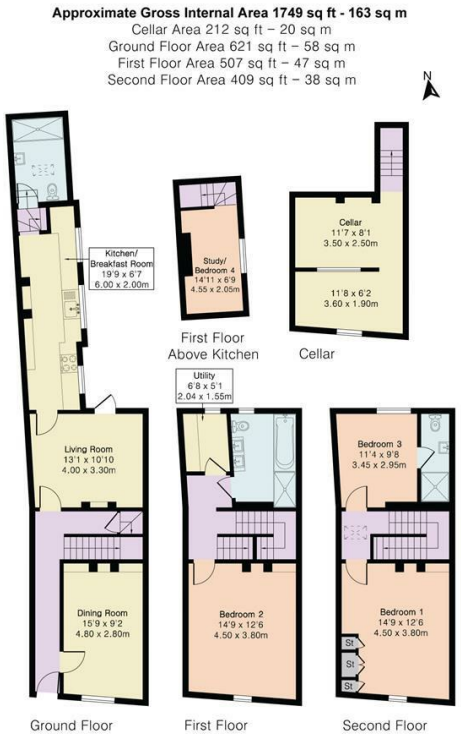
house, offering riverside hospitality and function rooms, a sports centre with swimming pool, racket courts and lawn sports. River pursuits include rowing and kayaking. The world-famous Henley Royal Regatta takes place in July, followed by the Henley Festival and Rewind Festival in August. Marina facilities at Harleyford and Wargrave. Golf at Henley Golf Club and Badgemore Park Golf Club.

The commuter is well provided for, with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley station is about a 10-minute walk away and has direct links with London Paddington (via Twyford mainline and Elizabeth Line). There are regular bus services to the larger towns of Reading and High Wycombe, via Marlow.

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

Schools:
Primary - Trinity CofE, Sacred Heart
Secondary - Gillotts School
Sixth Form - The Henley College
Private Prep - Rupert House School
Buses operate to the larger Private Schools in Shiplake, Reading and Abingdon

Local Authority South Oxfordshire District Council
Council Tax Band E
Services
Mains Gas, Electric, Water and Drainage. Ultra-fast broadband is available via “Zzoomm’, and super-fast via BT



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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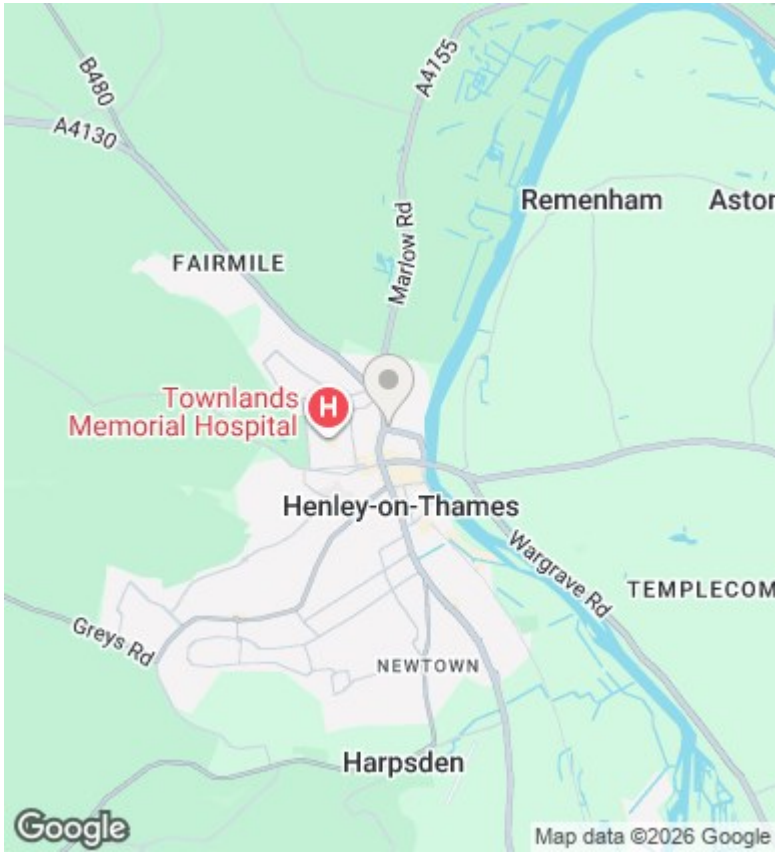
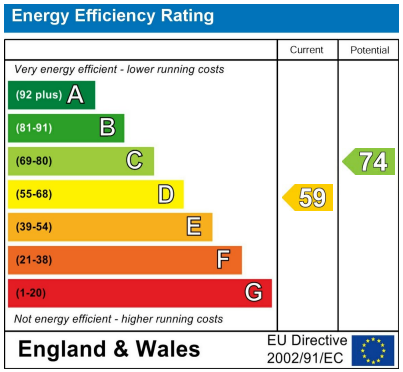


Directions

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 proceed straight along Bell Street towards Nettlebed and Oxford. Turn right at the first junction, which is New Street. The house is the second door on the left-hand side of New Street.

Viewings

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



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