



PHILIP  
BOOTH  
ESQ.



## 52 Gravel Hill, Henley-On-Thames, Oxon, RG9 2EE

£540,000

- A charming character cottage
- Open plan reception room
- Ground floor shower room
- Private courtyard garden
- A short walk from the town square
- Immaculately decorated throughout
- Modern fitted kitchen
- 2 double bedrooms
- Underfloor Heating on the Ground Floor
- No onward chain

# 52 Gravel Hill, Henley-On-Thames RG9 2EE

A fabulous refurbished 2-double bedroom character cottage situated a few minutes walk from the 'cafe culture' in the town square. The property features a modern fitted kitchen, bathroom and is beautifully decorated throughout. Viewing recommended. No onward chain.



Council Tax Band: D



## ACCOMMODATION

A low brick wall and herringbone pattern path leads to the panelled front door with brass door furniture and an arched doorway. Outside light point.

The 26' open plan reception room beautifully decorated in neutral tones and herringbone pattern woodblock flooring. To the front there is a sash window, an ornamental fireplace with shelves and cupboards to each side.

To the rear of the room there is fitted banquette seating providing comfortable dining space, which is open to the modern fitted kitchen, which has a roof lantern over allowing daylight to shine in. There is a good range of modern hi-gloss wall and base units with polished concrete work-tops and an inset Belfast sink with brass taps. There is a Bosch electric oven, microwave and a ceramic hob, there is plumbing for a washing machine. A contemporary glazed door opens to the rear courtyard garden.

A door opens in to the luxury shower room with a roof lantern. A modern white suite comprising a large double width fully tiled wet-room shower with diamond pattern tiled floor and a glass screen, wall light points, a w.c., a wash hand basin and a wall mounted heated towel rail.

To the first floor there are two double bedrooms

Bedroom 1 has a front aspect with a range of fitted wardrobes.

Bedroom 2 has a rear aspect also with fitted wardrobes.

### Outside

To the rear there is a private enclosed courtyard garden with a large brick storage shed and rear door out onto West Street.

## LOCATION

Living in Gravel Hill

Gravel Hill is located in the heart of the town centre, situated just off Market Place. There is a Waitrose approximately 0.2 miles away, The Row Barge on West street and the town centre are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and

restaurants, a bustling market every Thursday and good schools for all ages. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles

London Heathrow – 25 miles

London West End – 36 miles

### Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

Tenure – Freehold

Local Authority - South Oxfordshire District Council

Council Tax - Band D

Services - Mains water, drainage and electricity



## Directions

From the centre of Henley with the Town Hall in front of you, proceed past the Town Hall up Gravel Hill and the property will be found half way up on the right hand side.

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 52 Gravel Hill, Henley-on-Thames, Oxon RG9 2EE

Approximate Gross Internal Area = 56.0 sq m / 599 sq ft

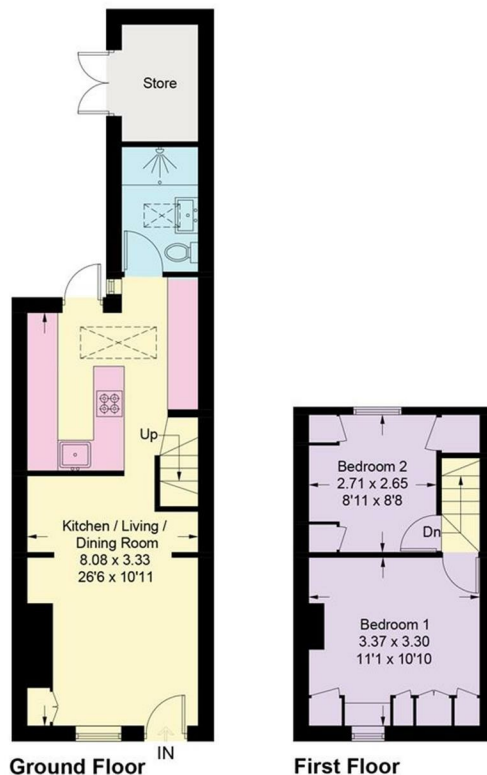


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