PHILIP BOOTH ESQ.







14 Upton Close, Henley-On-Thames, Oxon, RG9 1BT

£495,000

- Extended three-bedroom end-terraced townhouse
- Modern fitted kitchen
- Principal bedroom with en-suite shower room
- END OF CHAIN
- Approximately 1,195 sq ft of accommodation
- Fireplace with wood-burning stove
- A short level walk to Henley town centre
- Contemporary open-plan living space
- Light-filled family and dining room
- Convenient for Henley railway station and good local schools

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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An extended three-bedroom end-terraced townhouse offering approximately 1,195 sq ft of accommodation over three floors. Featuring a contemporary open-plan reception room, a principal bedroom with en-suite, an enclosed private rear garden and off-road parking. Conveniently located a short level walk to Henley's vibrant town centre, railway station, River Thames, parks and good local schools.

3 1 1

Council Tax Band: D





ACCOMMODATION
Tucked away within Upton Close, close the railway station and good local schools. An extended end-terraced townhouse offering surprisingly generous ground floor accommodation, three good-sized bedrooms, two bathrooms, an enclosed private rear garden and off-road parking.

The front door opens into the entrance hall, from which stairs lead to the upper floors. The ground-floor accommodation is arranged as an impressive contemporary open-plan kitchen and living space, extending to over 25 ft in length and providing clearly defined areas for cooking, sitting and dining.

The kitchen is fitted with a good range of modern wall and base units with wooden worktops and a deep inset sink unit with brass mixer tap. There is a built-in electric oven and microwave, a gas hob with stainless steel hood over. An integrated dishwasher together with plumbing for a washing machine. A picture window has a front aspect brings in plenty of natural light.

The adjoining living area has ample space for comfortable seating and features a fireplace with a wood-burning stove. An opening leads into the contemporary family and dining room with a glazed roof and picture windows creating a wonderfully light space, with room for both dining and relaxed seating. French doors open directly onto the garden, providing a natural connection between the house and outside space.

Stairs lead to the first floor landing with useful storage cupboards.

Bedroom 2 has a rear aspect and a built-in wardrobe.

Bedroom 3 has a front aspect.

The family bathroom is fitted with a white suite comprising a panel-enclosed bath, wash hand basin and low-level w.c. and a heated towel rail.

Further stairs lead to the second floor.

The principal bedroom occupies the entire second floor and is an impressive room, extending to approximately 16 ft 9 in in length. It benefits from extensive built-in and eaves storage. The en suite shower room has a white suite comprising a fully tiled shower cubicle, a wash hand basin and low level w.c.

Outside, the enclosed private rear garden is low maintenance with paved patio areas, established borders and useful timber storage. Its sheltered environment provides a pleasant setting for outside dining and entertaining.

LOCATION
Living in Henley
For those who want to be close to all amenities, this home is just a 10 minute walk from the town square, which holds a bustling market every Thursday and has many 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. Phyllis Court country club is situated on the river and is a great place to socialise.

The commuter is well provided for with Henley Station just a short walk away, providing a regular train service to London Paddington 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

Medical
There is excellent medical facilities at Townlands Memorial Hospital offers which offers a wide range of services to help provide care closer to home for Henley-on-Thames and South Oxfordshire residents as well as The Hart Surgery and The Bell Surgery GP practices.

Schools
This family home is perfectly located for both private and local schools. It is within catchment for both Trinity Primary School, Sacred Heart Primary, and Gillotts Secondary School (Ofsted Outstanding). Henley Sixth Form College is approximately 10 minutes' walk away.

Leisure
There are many local rowing clubs, there is a sailing club at Wargrave and canoe clubs. Marina facilities are found at Henley and Wargrave. Local golf at Henley Golf Club and Badgemore Park Golf Club. Other sports clubs include rugby, hockey, football and lawn tennis. There is superb walking, cycling and riding in the Chiltern Hills, a designated area of outstanding natural beauty or along the River Thames.

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

Services - All mains services
Local Authority - South Oxfordshire District Council
Council Tax Band - D











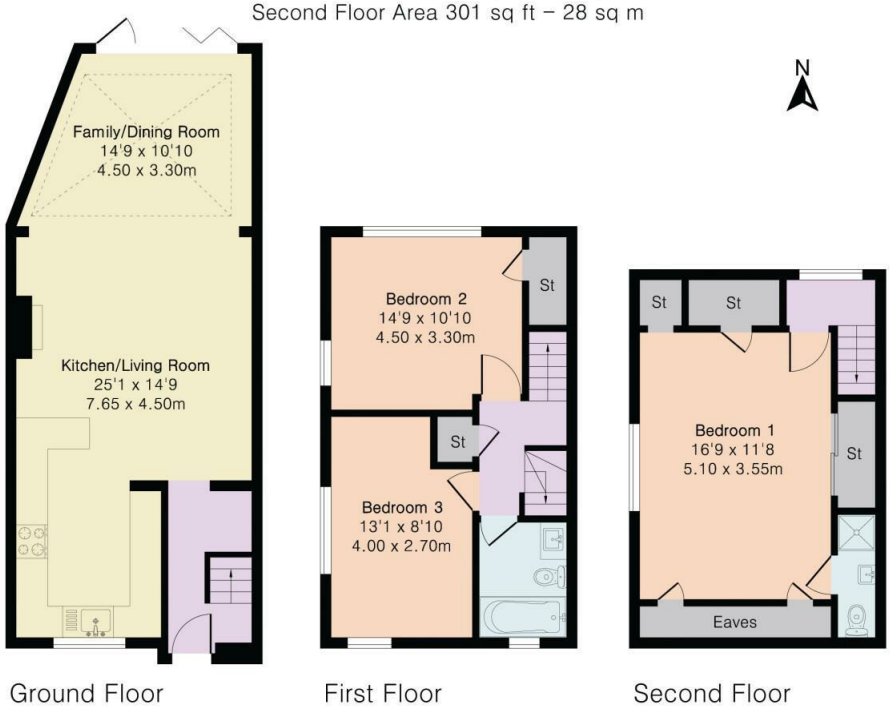








Approximate Gross Internal Area 1195 sq ft - 111 sq m
Ground Floor Area 523 sq ft – 49 sq m
First Floor Area 371 sq ft – 34 sq m
Second Floor Area 301 sq ft – 28 sq m



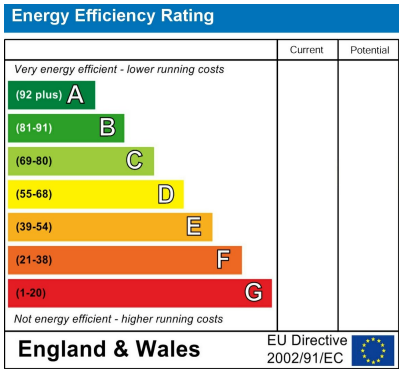


Directions

From our offices in Station Road, at the traffic lights turn left onto the Reading Road. After approx 250m take the second entrance into Upton Close, where the property will be found on the left.

Viewings

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



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