



PHILIP
BOOTH
ESQ.



6 Daceberry Court Remenham Hill, Henley-On-Thames, Oxon, RG9

£400,000

- Located just 1 mile from Henley
- Open-plan reception room and modern kitchen
- Modern bathroom with a white suite
- No onward chain
- A well presented 1st floor apartment
- 2 double bedrooms with fitted wardrobes
- Communal gardens
- Lift from the entrance lobby to the upper floors
- Principal bedroom with an en suite shower room
- Ample car parking

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

sales@philipboothesq.com
www.philipboothesq.com

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Daceberry Court is an exclusive development of just twelve apartments, located just 1 mile from Henley town centre and railway station. This 1st floor apartment has lift access with 2 double bedrooms, 2 bathrooms and an open-plan living space with a kitchen and reception room. Underfloor heating throughout and ample parking.



Council Tax Band: D



ACCOMMODATION

The communal entrance has a secure door entry system with lock release and a front door opening into the entrance lobby. There is a lift and stairs to the upper floors. .

To the right of the front door into the apartment there is a useful storage cupboard. The entrance hall has a radiator with a cover and a wall mounted entry-phone.

The open-plan living area is a light and bright space with a sitting area and a kitchen. There is a large window with a south-facing aspect to the front.

The kitchen is open to the living area and features a good range of white Shaker style wall and base units with white silestone worktops over and an inset sink with a mixer tap. A built-in electric oven with a hob and extractor fan over, a microwave and integrated larder style fridge-freezer. The peninsular unit has cupboards and a breakfast bar.

The principal bedroom is a carpeted double with a window to the front overlooking and a large fitted wardrobe.

The en suite shower room has a white suite comprising a large walk-in shower cubicle, a w.c. with concealed cistern, a vanity wash hand basin and a heated towel rail.

Bedroom 2 is a good size double with a window to the side and a large fitted wardrobe.

The bathroom has a white suite comprising a panel enclosed bath, a vanity wash hand basin and a low level w.c..

Outside

There are landscaped gardens to the front with mature planting. To the rear of the property there is a large expanse of lawn with mature trees.

The car park is at the rear of the garden where there is ample covered parking and additional open parking.

LOCATION

Living in Remenham Hill

Remenham Hill is situated approximately 1 mile from Henley town centre. The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Maidenhead Station has direct links with London Paddington and will operate trains on the Elizabeth Line.

Maidenhead M4 Junction 8/9 - 8 miles

High Wycombe M40 Junction 4 - 9 miles

London Heathrow - 20 miles

London West End - 30 miles

Schools

Primary Schools - Crazies Hill CofE Primary School

Secondary Schools - Gillotts School, The Piggott School

Sixth Form - The Henley College, Berkshire College of Agriculture

Prep Schools - St Mary's School, Rupert House School

Private Schools - Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Cranford House, Abingdon School and St Helen and St Katharine Abingdon.

Leisure

River pursuits including boating with marina facilities at Wargrave, or Temple marina. There is a slipway at the bottom of Aston Lane, close to the Flower Pot pub.

Golf clubs include, Temple, Hennerton, Castle Royale Golf Clubs. There is superb walking, cycling and riding in the Chiltern Hills area of outstanding natural beauty.

Phyllis Court country club is situated on the river just downstream from the Henley centre.

Tenure - Share of Freehold

Local Authority - Wokingham Borough Council

Council Tax band - D



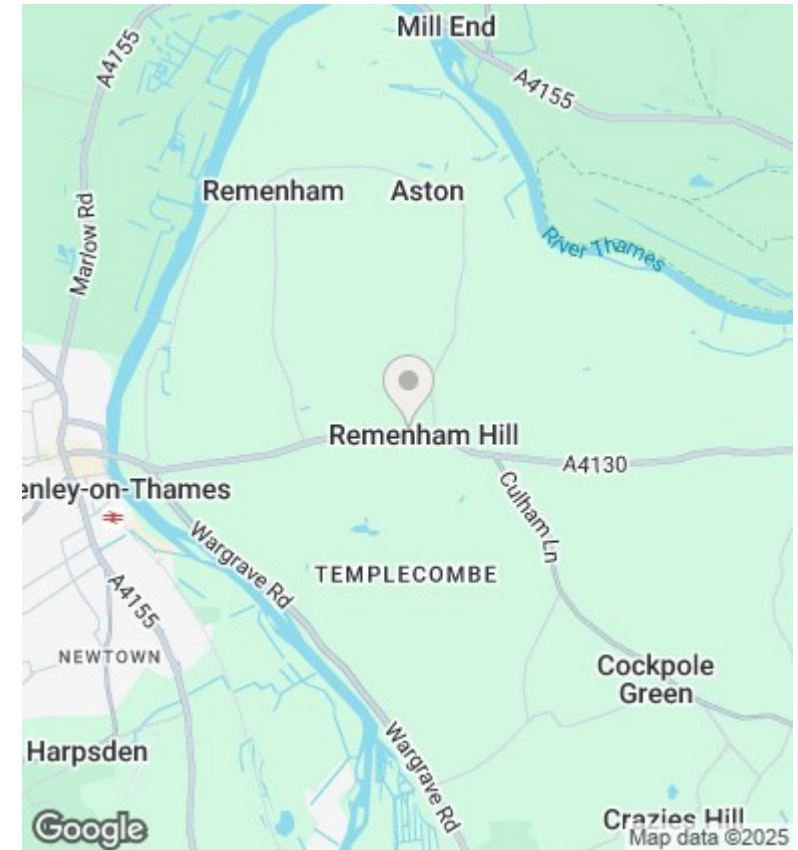


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Approximate Gross Internal Area = 66.7 sq m / 718 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1158289)



Directions

From our office in Station Road, turn right into Reading Road and Duke Street and at the central traffic lights turn right into Hart Street. Leave Henley town centre over the bridge and continue up White Hill. On entering Remenham Hill the property will be found on the left hand side. Parking can be found at the rear of the property.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	