



## 61 Market Place, Henley-On-Thames, Oxon, RG9 2AA

£1,500,000

- A handsome 4-storey town house
- Basement utility room
- Three further double bedrooms
- Garage with light and power
- Spacious entrance hall with fireplace
- First floor sitting room and snug
- Two further bathrooms
- Open plan kitchen and dining room
- Bedroom with en suite shower room
- Private rear garden with car parking

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# 61 Market Place, Henley-On-Thames RG9 2AA

This handsome 4-storey Grade II listed town house situated in the upper Market Place just metres from the town hall. The property benefits from having light and spacious accommodation with high ceilings, original features including fireplaces, a garage as well as an additional parking space to the rear in the garden. No onward chain.



Council Tax Band: G



## ACCOMMODATION

A step leads up to the part-glazed 8 panel front door, which opens into the spacious entrance hall.

The entrance hall features a brick fireplace with timber surround, a storage cupboard to the side and a painted panelled wall.

The cloakroom comprises a wash-hand basin and w.c.

The hall leads through to the open plan kitchen and dining room.

The kitchen has an extensive range of timber wall and base units with black granite work surfaces over and twin bowl sink unit and mixer tap under the window overlooking the garden. A range cooker with stainless steel hood over. The central island unit provides extra storage. Integrated appliances include a dishwasher, a fridge and deep full height utility cupboard. In addition there is a pantry with shelving. A door opens to the rear garden.

The dining room has a rear aspect with a sash window and a fitted storage cupboard.

From the entrance hall stairs lead down to the generous basement utility room with plumbing for a washing machine and a range of fitted storage cupboards and a Belfast sink.

Stairs lead from the entrance hall to the first floor landing.

The sitting room has a rear aspect with roof top views across the town and an attractive cast-iron fireplace with a storage cupboard to one side.

Double doors open to the adjoining snug which has a dual aspect.

Bedroom 3 has a front aspect overlooking Market Place and a built-in wardrobe.

The first floor bathroom has a white suite comprising a panel enclosed bath, a fully tiled shower cubicle and a wash hand basin. There is a sash window to the front, exposed wooden flooring, a cupboard housing the hot water tank and a wall-mounted heated towel rail. Adjacent to the bathroom there is a separate w.c.

Further stairs lead up to the 2nd floor.

The principal bedroom has a rear aspect with rooftop views and a fireplace. The en suite

shower room comprises a fully tiled shower cubicle, a wash hand basin and a w.c.

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

Bedroom 4/study has a front aspect.

The 2nd floor bathroom has a white suite comprising a timber panelled bath, a fully tiled shower cubicle, a wash hand basin, a w.c. and a heated towel rail.

## Garage

From the entrance hall a door opens into the garage, which has a sliding door, light and power.

## Outside

To the rear of the property there is a private enclosed south-facing garden. There is an area of lawn with shrub borders, brick parking area with gates that open onto Empstead Court through which the property has a 'Right of Way'.

## LOCATION

### Living in Market Place

For those who enjoy town centre living, this has to be the perfect location being just metres away from the elegant town hall and the town square, which holds a bustling market every Thursday. If you enjoy eating and drinking then there is plenty of choice. The popular Hofs wine-bar, Piccolino and The Square restaurant are all within a short walk of the front door. The Row Barge just up the hill in West Street is a traditional pub with a great atmosphere, good food and a large beer garden

Henley town centre has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3 screen cinema, the historic Kenton theatre and the Old Fire Station Gallery, which is available to hire and holds regular art exhibitions.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has links with London Paddington via Twyford for the TfL Elizabeth Line 55 minutes.

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles

London Heathrow - 25 miles

London West End - 36 miles

## Schools

Primary Schools - Badgemore Primary, Trinity Primary, Sacred Heart Primary

Secondary Schools - Gillotts School

Sixth Form - The Henley College

Private - St Mary's School, Rupert House School,

Buses operate to Shiplake College, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Cranford House, Moulsoford, Lambrook, Abingdon School and St Helen and St Katharine Abingdon.

## Leisure

River pursuits include Henley sailing club, local canoe clubs and various rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. There are several golf clubs including Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills area of outstanding natural beauty provides superb walking, cycling and horse riding.

Phyllis Court Club is a private members country club fronting the River Thames just downstream from Henley Bridge.

Tenure - Freehold

Local Authority - South Oxfordshire District Council

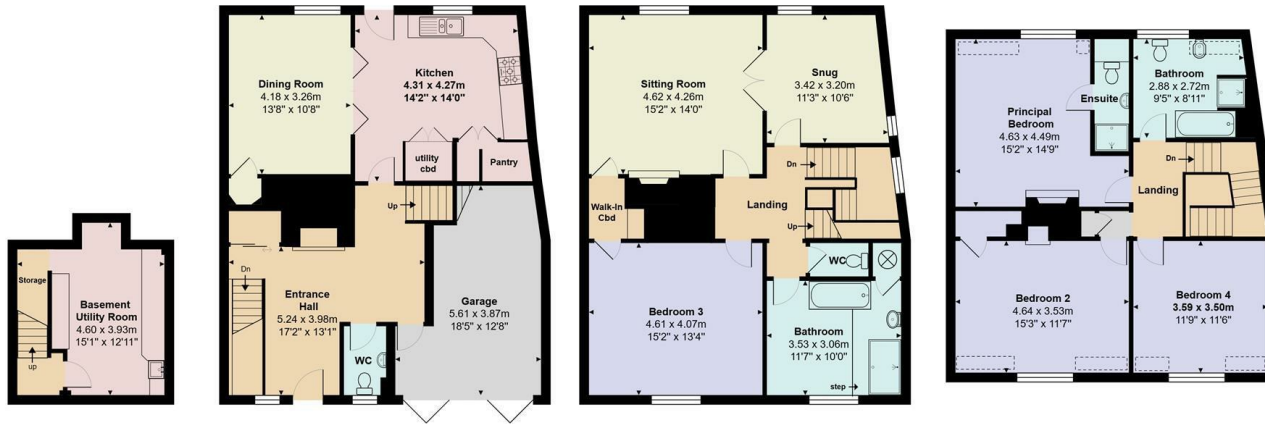
Council Tax - Band G



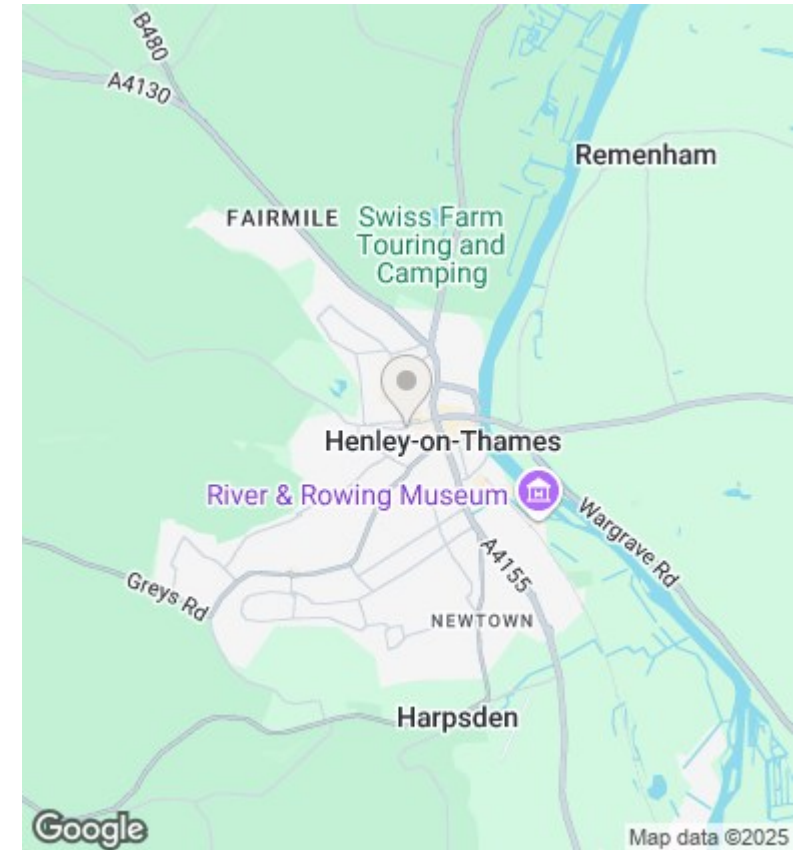


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Approx. Total Area: 254.2 m<sup>2</sup> ... 2737 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Directions**

From our office in Station Road, turn right into Reading Road towards the town centre. At the traffic lights continue into Duke Street. At the central traffic lights turn left into Market Place. Continue past the Town Hall into upper Market Place, where the property will be found on the left hand side.

**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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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	