

**11 NEWTOWN GARDENS,  
HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1EH**

- **Mid-terrace cottage**
- **Two double bedrooms**
- **Two reception rooms**
- **Upstairs bathroom**
- **Decked garden and roof terrace**
- **Half a mile from Henley town centre**

**Asking Price £500,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345**



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## PROPERTY DESCRIPTION

A period characterful mid-terrace cottage set on a quiet lane less than half a mile from Henley town centre. The property is well proportioned with two double bedrooms, a large upstairs bathroom, two reception rooms, a balcony and a southeast facing garden. EPC Rating E.

## LOCAL INFORMATION

The cottage is located on a quiet lane located off Harpsden Road, a Victorian residential road close to Henley town centre and adjacent to several other period properties. With Henley train station within half a mile, London Paddington can be reached in under an hour plus rapid access to major hub Reading station.

The cottage is close to excellent schools in the area with Trinity Primary School (OSTED OUTSTANDING) falling within the property's catchment area. Additional amenities include local golf courses, the famous River and Rowing Museum, and the Thames Tow Path leading to delightful walks along the Thames. Heathrow Airport is only 45 minutes away by car, and the M4 (J8/9) can be reached in 15 minutes. Henley has a local hospital and excellent GP services; major supermarkets and convenience stores are within walking distance of the property and several bus services connect Henley residents in the town and other key locations.

Henley-on-Thames is a charming and famous riverside market town within 10 miles of Reading, 35 miles of Central London and 25 miles from Heathrow. The town offers an excellent variety of shops ranging from high-street chains to independent boutiques and many restaurants offering an array of cuisines. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival and Rewind Festival. Henley is surrounded by lovely countryside, dominated by the AONB protected Chiltern Hills to the north of the town which has several accessible routes for less-able people including special trails for wheelchair users and pushchairs.



### ACCOMMODATION

The ground floor offers two reception spaces with high ceilings. The living area has a wooden floor, a feature fireplace, bay window and arch into the dining room which has a matching fireplace and glazed door to the garden. The kitchen is well fitted with a range of modern eye and base level storage units and appliances. Through the kitchen is a third reception space which could be used as a study or breakfast area and has double French doors to the garden. Upstairs, both bedrooms are doubles and have built in storage. The bathroom is large with a bath with shower over. Through the bathroom is a roof terrace with astro turf offering further outdoor space.

### OUTSIDE SPACE

The southeast facing garden is low maintenance. It is fully decked with a gate to the alley behind. Parking is on the street outside the cottage and does not require a permit. There is further outside space on the roof terrace from the first floor.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band D. All mains services connected.





### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

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### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

### **BUYERS INFORMATION**

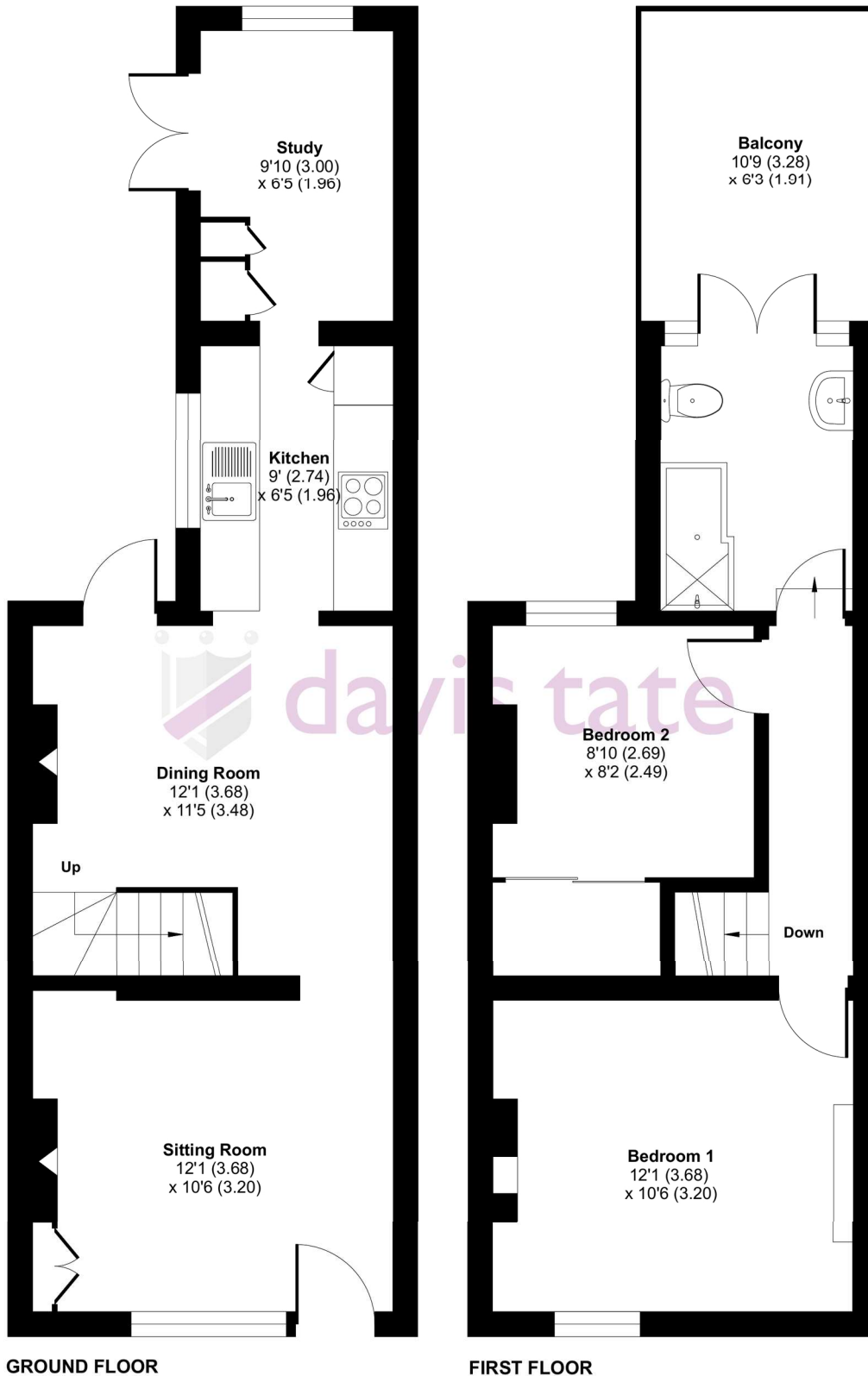
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 757 sq ft / 70.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Davis Tate. REF: 1080982