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19 ST ANDREWS ROAD, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 1HY



- End of terrace house
- Four bedrooms
- Open plan kitchen dining room
- Garden office and workshop
- Two bathrooms
- Prestigious central Henley location

Guide Price £1,100,000 (Freehold)

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



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PROPERTY DESCRIPTION

Located on one of Henley's premier roads just 300m from the town centre, this four-bedroom end-of-terrace house is well presented and full of character. It includes a spacious modern kitchen dining room, living room with workspace area, two bathrooms and driveway parking. EPC Rating C.

LOCAL INFORMATION

St Andrews Road is one of the most popular residential roads in Henley-On-Thames. The property is located approximately 300m from the town centre and train station. There is a thriving local community including a residents' WhatsApp group and book club.

Henley-On-Thames is a charming prestigious riverside market town within 35 miles of central London, 10 miles of Reading and 25 miles of Heathrow. It offers an abundance of shops, cafés, pubs and restaurants, a cinema, a historic theatre and Phyllis Court private members club, as well as the world-famous Henley Royal Regatta, Literary Festival, Henley Festival and Rewind Festival. Pop-up events take place along the river throughout the summer. Henley-On-Thames is surrounded by lovely countryside, dominated by the Chiltern Hills (Area of Outstanding Natural Beauty) and the River Thames. There are miles of walking, cycling and running routes along the Thames Path and in the surrounding countryside, and of course rowing and boating on the river. The pretty town of Marlow is 8 miles away, and close by are the Hambleton Valley, Stonor House, National Trust properties and several award-winning vineyards and breweries.



The town has a railway station providing a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 28 minutes). The Elizabeth Line allows direct access to the City, Canary Wharf, the West End and Heathrow Airport. The M4 (J8/9) is 9 miles away, and the M40 (J4) is 10 miles.

Local primary schools include Trinity, Badgemore and Valley Road, and are all rated good or outstanding by Ofsted. Gillotts School and The Henley College offer secondary and 6th form education. Fee-paying prep schools within Henley-on-Thames include St Mary's and Rupert House, and other nearby ones include Moulsoford Boys, Lambrook, Ludgrove, Crosfields and Dolphin School. Excellent local fee-paying senior schools include Shiplake College, Queen Anne's, Reading Blue Coat, Leighton Park, Cranford, The Abbey, Reading Grammar, Pangbourne College, Wycombe Abbey and Abingdon.

ACCOMMODATION

Throughout, the house is very light with high ceilings and it offers a significant amount of storage. It is neutrally decorated with Farrow & Ball paints. The welcoming entrance lobby has a wooden floor that continues through to the modern, open plan kitchen and dining room. The kitchen has a range of built in appliances including a 5-burner gas hob, plenty of built-in cupboards and matt granite worktops. There is a peninsular breakfast bar with stool seating in addition to the dining room area. The kitchen further includes a clever full-height larder cupboard and access to the utility room which is stocked with washing machine, dryer, central sink, storage and space for an additional fridge-freezer. The dining area provides double French doors to the garden and access to a large under-stairs cupboard.



The living room is comfortable and bright, with double aspect windows, a log burning stove (Edodesign and DEFRA-approved, A+ energy-rated) with oak mantle and slate hearth, and a work area with space for a desk. The ground floor also includes a large recently fitted guest w.c.

The first floor has three bedrooms, all with generous built-in storage. All the bedrooms are very light, and two include a bay window. They share a bright, recently fitted shower room with a large walk-in shower. The second floor is entirely the main bedroom suite. The spacious bedroom provides generous storage and a beautiful view over Henley and the countryside beyond. The room has a fitted walk-in wardrobe/dressing cupboard and an ensuite bathroom complete with a sunken bath with shower over. The bedroom also includes access to the eaves storage areas.

OUTSIDE SPACE

The property benefits from newly bloc-paved driveway with parking for two vehicles. The bespoke timber front door is located through the high-fenced, gated garden. The house is covered in charming aromatic flowering climbing Jasmine. The garden has a central lawn framed by pleached trees and borders with fruit trees and shrubs. Limestone-paved patio areas offer space for dining and relaxing. The garden includes two useful outbuildings, both with lighting and power. One is currently used as a workshop, the other is a pretty painted and carpeted garden office/ reception area with insulation for all-year use. There are multiple further storage sheds including a wood store. The borders are well stocked and fitted with an irrigation system. The garden also includes functional exterior electricity and water point. There is also an exterior electricity point in the off-road parking area.

LOCAL AUTHORITY and SERVICES

All mains services connected. The recently replaced gas boiler and water cylinder were fitted in 2023. The house benefits from superfast broadband and has access to gigafast and ultrafast full fibre broadband technology. South Oxfordshire. District Council, tax band F.

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.

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BUYERS INFORMATION

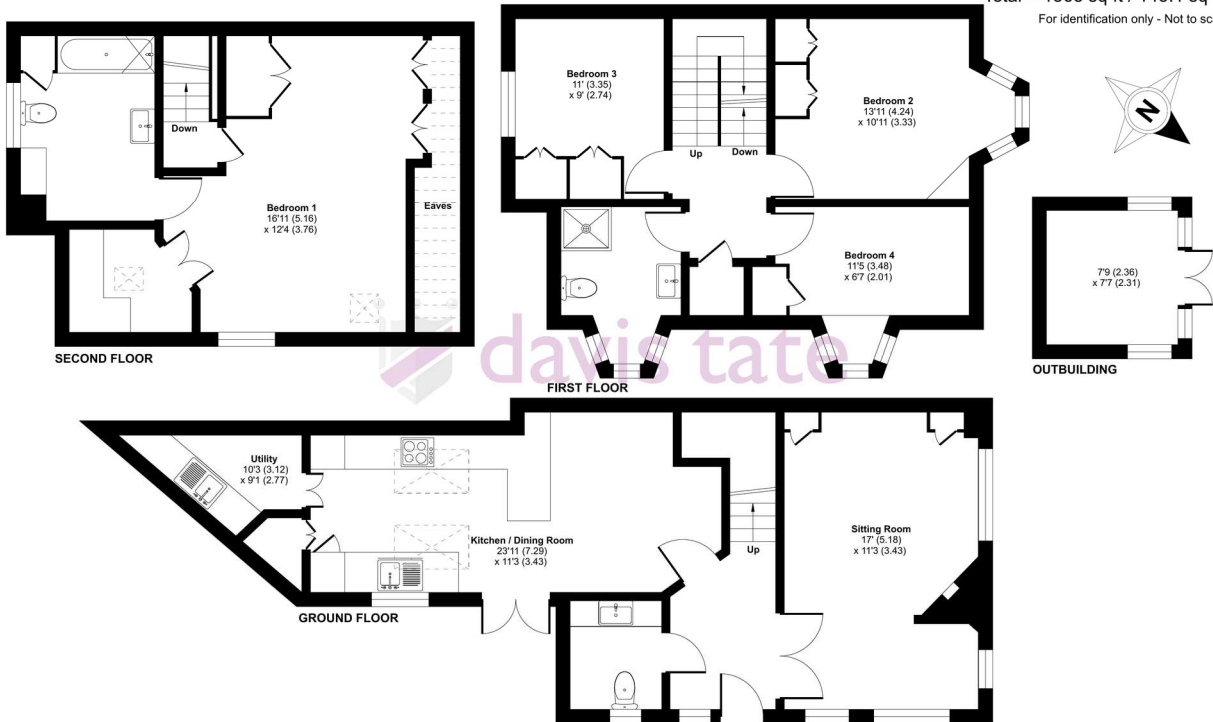
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

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Approximate Area = 1449 sq ft / 134.6 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1563 sq ft / 145.1 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). © nichecom 2024. Produced for Davis Tate. REF: 1111294