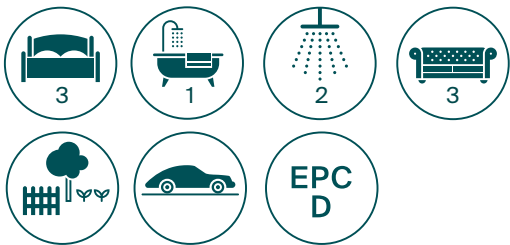


Northfield Cottage, Northfield End, Henley-on-Thames, **RG9**





A delightful cottage with a pretty courtyard garden and parking just a short walk from the centre of Henley-on-Thames.



Henley-on-Thames to London Paddington 52 minutes, Marlow 7 miles, Reading 9 miles, M40 (J5) 9 miles, M4 (J8/9) 7 miles, (Distances and time approximate)

The property

Northfield Cottage is a delightful period property dating back to the 18th Century and just moments from the centre of town. The property has been upgraded to a high standard in recent years with particular attention paid to its original character whilst providing contemporary facilities, ideally suited for downsizers and couples. These include a new bathroom and shower room as well as the replacement hardwood double glazed windows, new plumbing and wiring, and underfloor heating.

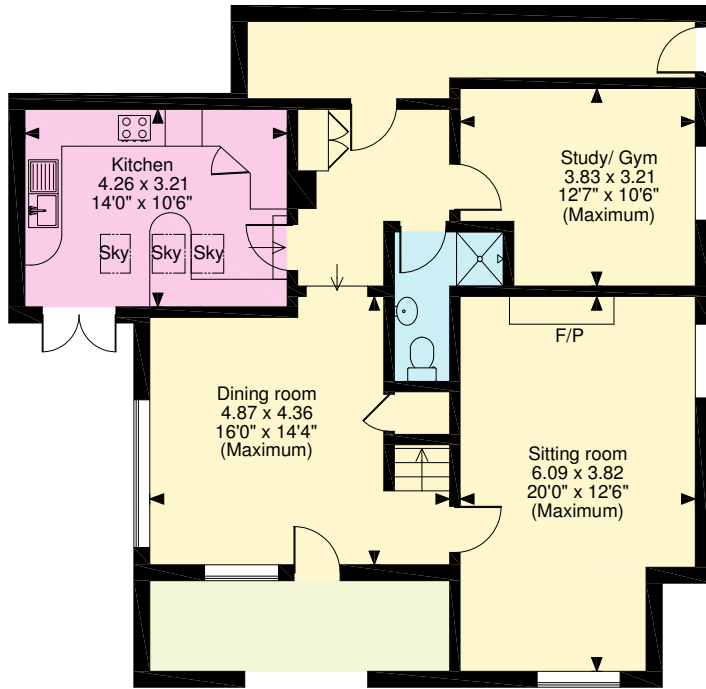
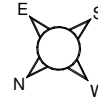
The front of the property has an attractive veranda to the front door which opens into a double aspect hall/dining room and stairs to the first floor, with storage under. To the right of the hall, you enter a large double aspect sitting room with a brick fireplace and a wood burning stove, both the hall/dining room and sitting room have attractive floating wooden flooring. To the rear of the front hall you enter an internal hall that accesses a study/snug, a cloakroom with shower, and steps down into the light and airy bespoke oak kitchen by Cucucine with excellent storage, integrated Neff appliances, instant boil tap and granite work surfaces. It has a vaulted ceiling with rain sensor velux and French windows to a courtyard garden. From the hall there is also secondary access to the property with additional storage cupboards and a door to the front of the property. The first floor has a spacious principal bedroom with fitted wardrobes and en suite bathroom that has a generous roll topped bath and walk-in shower, across the landing from the bedroom is a walk-in wardrobe. There is a generous second bedroom with fitted wardrobes and en suite shower, and a further small room with storage, there is also an airing/storage cupboard on the landing area.

Garden and Grounds

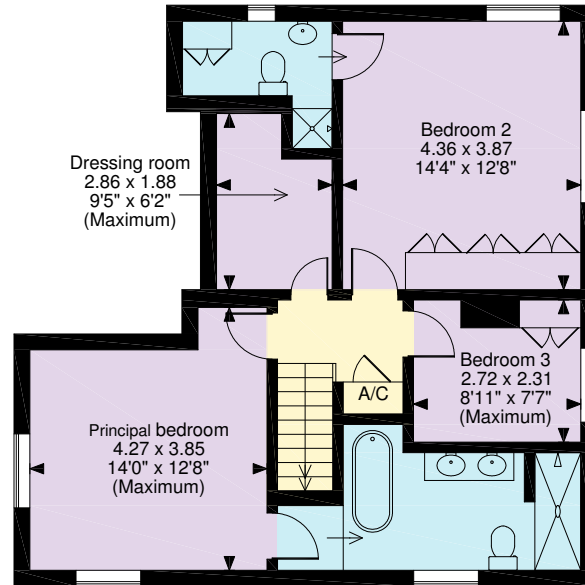
The property is approached via a pedestrian gate and separate automated gates providing access to parking area for two cars. The sunny walled courtyard garden is ideal for alfresco dining and provides an oasis of calm from the town centre as well as a beautiful outlook from the principle rooms. The garden has well stocked flower beds and a variety of mature shrubs, York stone paving, a small pond with an attractive water feature and a screened garden shed and utility area. There is also an additional small courtyard area with access to the kitchen.



Northfield End, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 152sq.m (1,632sq.ft)



GROUND FLOOR



FIRST FLOOR

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Situation

Northfield Cottage is a very attractive period house situated in Northfield End, a highly regarded conservation area on the edge of Henley town centre. The property is within walking distance of the town and the River Thames. The town offers an excellent selection of boutiques, shops, restaurants and bars. Kenton Theatre, Phyllis Court Club and Waitrose are all nearby. Henley Station serves Reading and London Paddington via Twyford and Crossrail will connect through Twyford offering high speed connection to London later this year. The M4 and M40 motorways are within easy access connecting through to the M25 interchange and Heathrow Airport.

Directions (RG9 2JL)

From M4 from London, exit at J8/9 signed to Henley and Marlow, bearing right onto the A404. Take the second exit signed to Henley following this road through Hurley and dropping down into Henley town centre. Upon entering Henley, proceed over the bridge and into the centre of town, bearing right at the set of traffic lights into Bell Street. Proceed along Bell Street and through to Northfield End, at the roundabout take the second exit and proceed up the Fairmile and the property is on the right.

Services

Mains gas, electricity, water and drainage.

Local Authority

South Oxfordshire District Council

Viewings

Strictly by prior appointment with Sole Agents, Knight Frank LLP

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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