



Hamilton Avenue, Henley-on-Thames, Oxfordshire



A wonderful opportunity to purchase a Henley townhouse.

Knight Frank are delighted to present this generously proportioned terraced Victorian townhouse offering a delightful mixture of original features and modern conveniences for comfortable family living.

Hamilton Avenue is one of Henley's prestigious residential roads and within a short distance (0.2 miles) of the town centre.



Guide price: £1,250,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services



The property

The house is approached up a traditional tiled path, where the stylish front door sits in a covered entrance porch with lighting and leads in to the welcoming entrance hall with an attractive tiled floor. From the entrance hall is access to a cloakroom and also a door that gives access to the sitting room and dining room. The sitting room has a delightful feature fireplace with shelving on either side and a triple-aspect bay window with sash windows that allows lots of natural light into the room. The sitting room has a polished wooden floor that flows through into the dining room, where there is a second antique fireplace, shelving, and a storage cupboard.


A delightful mix of original period features and modern facilities, including wooden flooring, traditional fireplaces and high ceilings with ornate architraving.





The property (continued)

The bright open plan kitchen and living area can be found at the end of the hallway and spans the width of the house with skylights and bi-fold doors opening on to the rear garden. The kitchen comprises a range of wall and floor units under a granite worksurface. There is a selection of integrated appliances including a dishwasher, a feature range oven with extractor, a central island with a seating area, and a door through to the utility room where there are further units and the washing machine.



The spacious kitchen is an ideal room for family entertaining, opening out onto the rear garden.



The property (continued)

The staircase from the entrance hall leads to the first floor landing accessing the principal bedroom and two further double bedrooms and modern luxury bathroom. The bedrooms have attractive wooden flooring and that bathroom has floor and wall tiles with a bath with shower. A second staircase gives access to the second floor bedroom suite that includes a double bedroom and shower room.





The second floor is an ideal self contained area.



Garden and grounds

Outside to the rear is a private South facing enclosed garden with a wonderful sun terrace and accessed from the kitchen. The garden is laid mainly to lawn edged with mature shrub beds. It is enclosed by a mixture of wooden fencing and high walling, and has a garden shed & storage area to the rear. There is unrestricted on-street parking available.

Situation

Hamilton Avenue is one of the most popular residential roads in Henley. The town centre is only a short distance away, with an excellent selection of shops, restaurants, pubs, cinema, theatre, train station and the River Thames.

The property is located within the catchment area of popular and highly regarded Trinity School, one of many excellent schools in the area.

Henley is a pretty market town on the banks of the River Thames, famous for The Royal Regatta and riverside walks along the Thames Path. It has many excellent restaurants and a good selection of shops. Henley is ideal for accessing the M40 motorway (J4) at High Wycombe and the M4 motorway (J8/9) at Maidenhead. The larger centres of Oxford, High Wycombe and Reading, are easily accessible for a more comprehensive range of amenities.

Directions (RG9 1SH)

From the Knight Frank Henley office, continue over the crossroads along Thameside and follow the road into Station Road. Turn left at the traffic lights and then immediately right into Hamilton Avenue. The property is on the left-hand side towards the top of the road.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

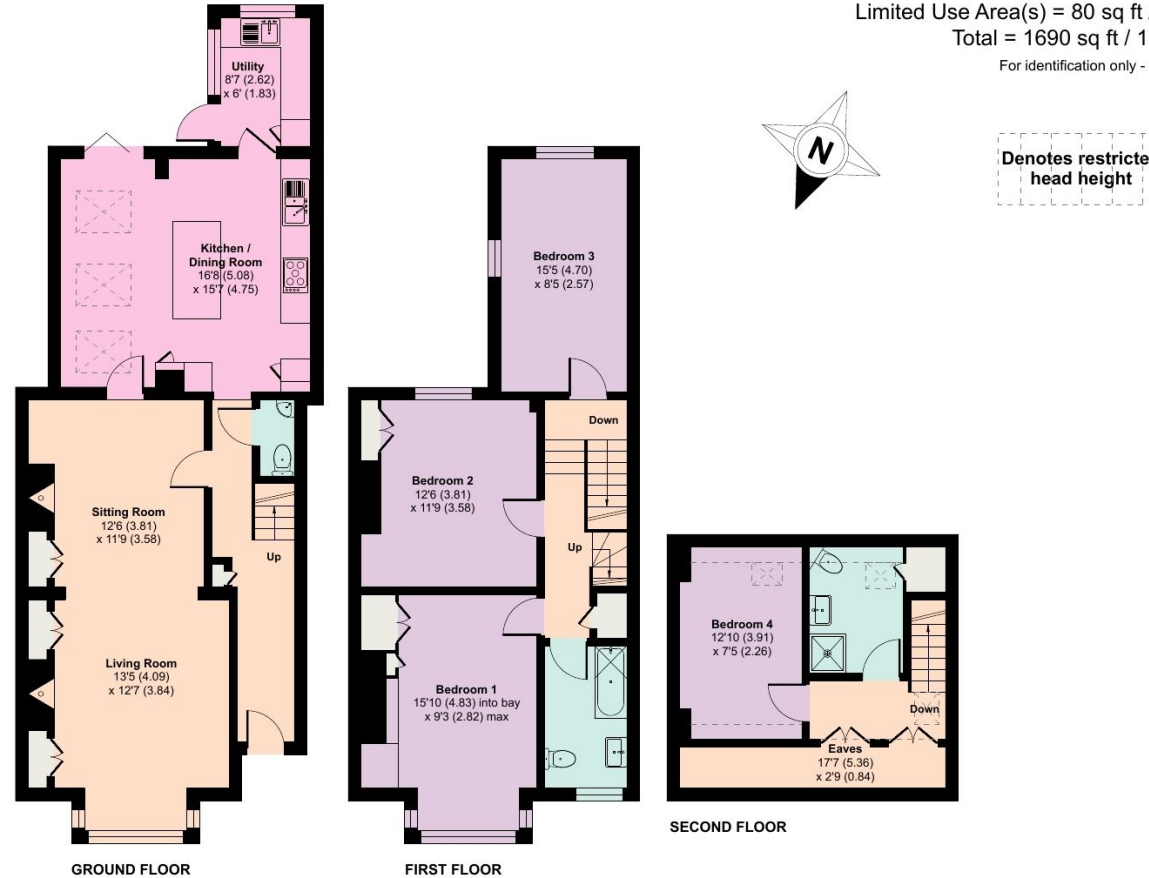
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Approximate Area = 1610 sq ft / 150 sq m

Limited Use Area(s) = 80 sq ft / 7 sq m

Total = 1690 sq ft / 157 sq m

For identification only - Not to scale



Knight Frank
Henley
20 Thameside
Henley-on-Thames
RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more

Matt Davies
01491 844903
matt.davies@knightfrank.com

Jason Applebey
01491 844917
jason.applebey@knightfrank.com



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 January 2023. Photographs and videos dated January 2023.

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