



Victoria Mews, 35 Queen Street, Henley-on-Thames



A superb newly converted mews property

Knight Frank are delighted to offer this exceptional, two bedroom mews property on a popular residential road in the centre of Henley. The property is beautifully presented with many high-specification finishes. Access via secured gated entrance with Video Entry control in each house. Parking for one car with an EV charger installed.

The accommodation comprises two bedrooms, two bathrooms, a living room, a kitchen and utility.

There is a ten year build zone warranty on the property.



Guide price: £895,000

Tenure: Available share of freehold

Local authority: South Oxfordshire District Council

Council tax band: tbc

Services: All mains services

The property

The entrance hall to the property has porcelain tiled flooring with underfloor heating throughout the ground floor and radiators on the first floor. Doors radiate to two double bedrooms with fitted wardrobes and en suite bathrooms.

The principal bedroom with double aspect windows has fitted wardrobes, an en suite Italian tiled bathroom with a large walk-in shower, a mirrored cabinet over a large porcelain basin and a quartz shelf. The second bedroom has fitted wardrobes and an en suite with Italian tiles, a shower, and a back-lit mirrored cabinet over a large basin.



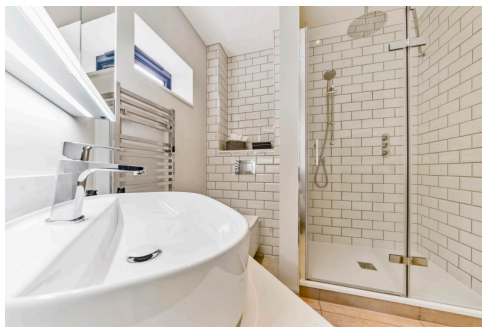


The property (continued)

The first floor has a light-filled living room area with beautiful solid oak flooring and sliding doors opening on to a large decked terrace with a glass balustrade, a great place for al fresco entertaining with friends and family. There is also a separate W.C.

From the entrance hall are wooden stairs rising to the first floor and opening into an open-plan living area with solid oak flooring. The fully fitted kitchen area has a range of integrated Siemens appliances, including a dishwasher, wash dryer, oven, and an induction hob with an extractor under a Quartz worktop. To the rear of the kitchen is a utility room.





The property is filled with natural light and has many high specification finishes.

Situation

The property can be found in Queen Street a popular residential street in the heart of Henley-on-Thames, with excellent shopping facilities on your doorstep. The river and wide-ranging shops, restaurants and bars are within walking distance as well as the cinema, theatre and Private members clubs such as Phyllis Court and the Leander Club. Conveniently, the train station is within easy walking distance of Queen Street. There are also numerous good schools in and around Henley-on-Thames; Rupert House, St Mary's Preparatory School, Trinity Primary and Sacred Heart, and also Shiplake College for boys and Queen Anne's for girls to name but a few.



An exciting opportunity to purchase an immaculately presented contemporary home in the heart of the town.

Queen Street is a popular residential road in the centre of Henley.



The train station is a short distance from Queen Street and also the shops and local amenities.

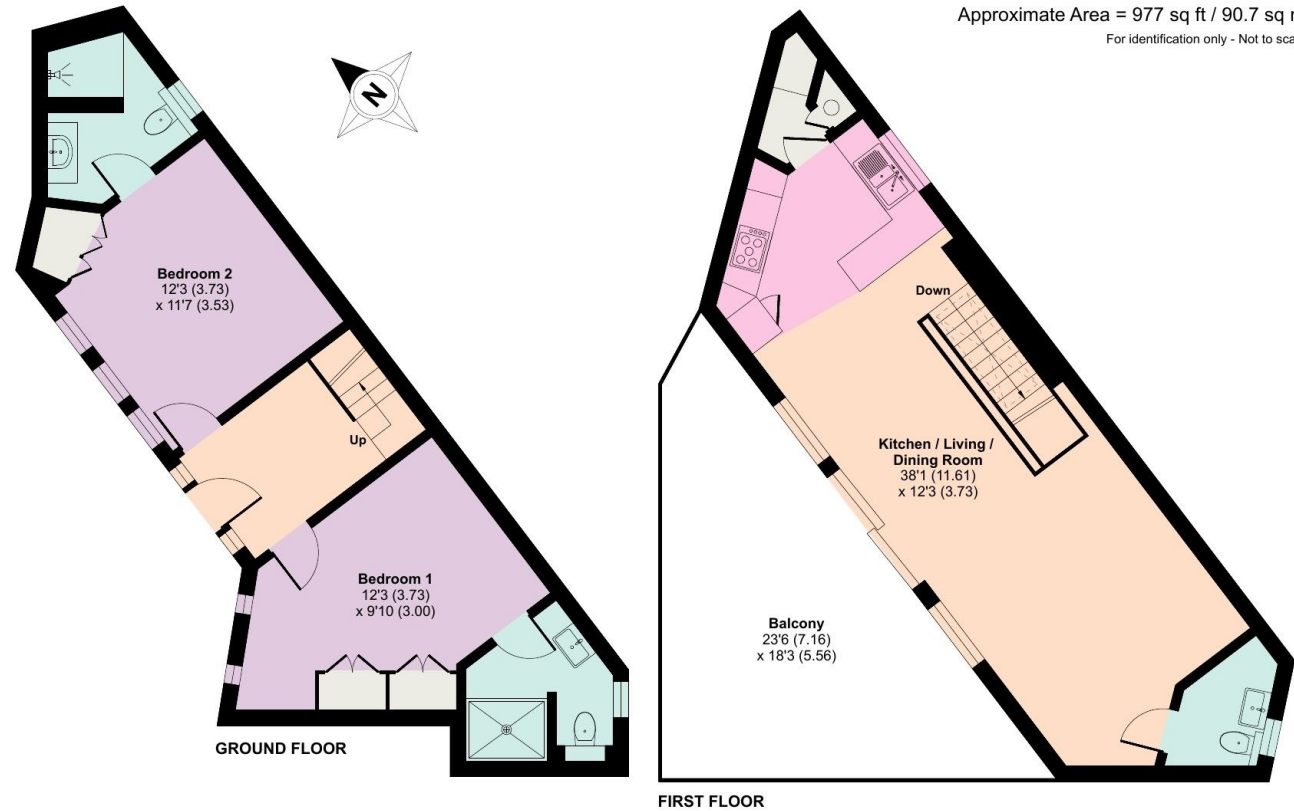
2 Victoria Mews, 35 Queen Street, Henley.

Directions (RG9 1AR)

From entering Henley-on-Thames via Henley Bridge, turn left at the traffic lights into Thameside. At the T-junction, turn right into Friday Street and take the next left into Queen Street. Queen Street Mews can be found on the left-hand side to the far end of the road.

Queen Street, Henley-on-Thames

Approximate Area = 977 sq ft / 90.7 sq m
For identification only - Not to scale



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.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Jason Applebey

Associate

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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 July 2023. Photographs and videos dated July 2023.

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