



Hofmann Mews, Reading Road, Henley-on-Thames

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# An attractive end of terrace townhouse.

Knight Frank are delighted to offer this fantastic end-of-terrace townhouse. Built to a contemporary design with fabulous open-plan living space, an ideal family home that is situated within easy reach of the town centre.

The property comprises three bedrooms; three bathrooms, two ensuites; an open-plan kitchen/dining/sitting room; an enclosed garden, and parking.

The property has planning permission for a single storey rear extension - Application number: P23/S1329/HH



**Guide price:** £900,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** All main services

## The property

The front door opens into a spacious entrance hall with attractive oak flooring, underfloor heating throughout, and stairs rising to the first floor. There is an under-stair storage cupboard, and doors lead into a large open plan living/dining/kitchen area with oak flooring and double doors out to the garden and patio. The space is filled with natural light, with a full-height bay window creating an airy atmosphere.

The house benefits greatly from a contemporary kitchen with a range of wall and floor units under granite worksurfaces and a range of integrated NEFF appliances. There is ample space for a dining table and seating area, ensuring this space works perfectly for open-plan family living.

The first floor offers a spacious landing area with access to a large family bathroom fully tiled with underfloor heating; there is also a cupboard with a large tank connected to the air source heating system. From the landing are two bedrooms; one bedroom has an en suite shower room with underfloor heating and fitted wardrobes, and the second has fitted wardrobes with a large bay window to the front of the property.





## The property (continued)

From the landing are stairs to the second floor leading to a spacious dual-aspect principal bedroom suite with fitted wardrobes and a large en suite bathroom with a separate shower.

There is a Sonos system wired throughout the property but not connected.





## Garden and grounds

The property is located within a gated development with two parking spaces and is at the end of a terrace providing side access to the garden. The rear garden has a lovely patio and is laid mainly to lawn with a useful shed to one end of the garden; there is wooden fencing providing privacy.



The property offers fantastic spacious accommodation over three floors. Lovely large windows allow natural light to fill the rooms.



## Situation

Hofmanns Mews is within walking distance of the town centre and the Trinity School Catchment area. Henley-on-Thames offers a comprehensive range of shopping, schooling and recreational facilities with a theatre and cinema. Henley Station, with trains to Paddington (via Twyford) taking approximately 55 minutes, is also within walking distance. The larger towns of Reading and Oxford are also easily accessible, providing additional high-street shopping and recreational facilities. The M4 & M40 motorways nearby give fast and easy access to Heathrow, London, the M25 and West Country.





The property is ideally situated within a short level walking distance of Henley town centre and the towpath by the River Thames.

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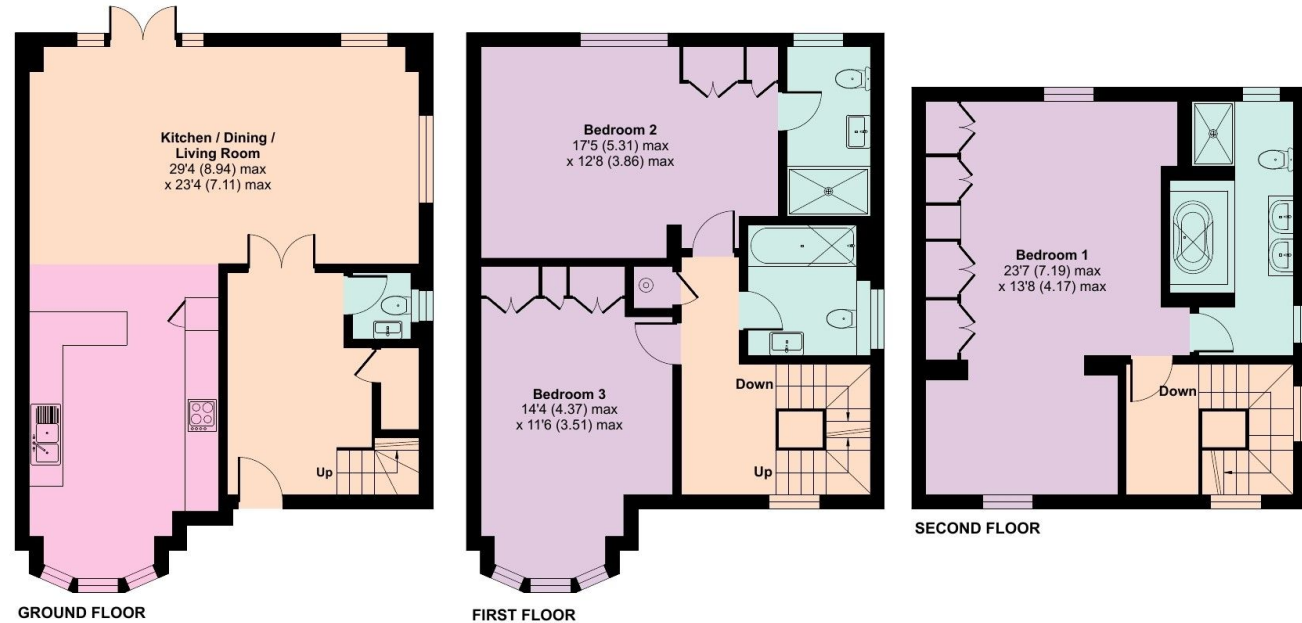
Approximate Area = 1854 sq ft / 172.2 sq m

For identification only - Not to scale



### Directions (RG9 IDF)

From the Henley office, continue over the traffic lights into Riverside. Follow the road along the river and bear right into Station Road. At the traffic lights, turn left into Reading Road. Continue on the Reading Road across a mini roundabout and Hofmann Mews can be found on the left after approximately 0.5 miles.



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**

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I would be delighted to tell you more

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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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