



Northfield End, Henley-on-Thames

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## A superb period property situated in the town centre

Knight Frank are delighted to offer this attractive period detached house with origins dating to the 1700s. It is rare to find a character property of this quality with an enclosed garden and so well placed for the town centre. The property has charming reception rooms and good-sized bedrooms arranged over two floors, with the benefit of off street parking and a barn that has been converted into a garage and two workshops.

Clare Cottage comprises three bedrooms, two bathrooms, four reception rooms, and a kitchen.



**Offers in excess of:** £1,250,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services

## The property

The front door opens into a spacious reception hall with wooden flooring and provides access to the principal reception rooms, kitchen, and stairs to the first floor. The beautiful spacious drawing room is on two levels, with a music room to one end and a living area to the other, with an attractive ornate fireplace and ample space for a dining table. A sitting room is situated at the front of the house with large windows providing lots of natural light.

The kitchen is to the rear of the property with a beautiful arched window overlooking the garden; it has a range of fitted wall and floor units, an Aga and several integrated appliances, including a dishwasher, fridge, freezer and washing machine. From the kitchen is a timber-framed conservatory/dining room that overlooks the garden.

Stairs rise to the spacious first-floor landing with an area currently used as a study. From the landing is the double-aspect principal bedroom with a range of fitted wardrobes. There are two further bedrooms with fitted wardrobes and one with an en suite shower.





## Garden and grounds

To the front of the property is an attractive front path to the front door and a small courtyard area with hedges, giving a sense of privacy. To one side is a driveway with space for two cars and a gate leading to the rear garden.

The rear garden is laid mainly to lawn with several seating areas: a paved terrace to the back of the house, a raised paved area with a gazebo to the rear of the garden and a delightful decked area situated on the south side of the house. The garden is enclosed with a mixture of wooden fencing and mature trees. There is also a very useful outbuilding, originally a barn that has been converted into a single garage and two workshops.





## Situation

Northfield End is an attractive residential area of Henley, within a few minutes walk of the town centre, with its excellent shopping and cultural facilities, including small independent shops and bigger names, a weekly market, a multi-screen cinema and a theatre. The River Thames is a level walk away.

Henley-on-Thames is an attractive and vibrant market town in beautiful, unspoilt countryside approximately 35 miles west of London. The town is world-famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe and Badgemore golf clubs are all close by, and there is excellent walking beside the river and in the nearby Chiltern Hills.






## Situation continued

The M4 and the M40, with links to the M25, are within 10 miles, and Henley Station provides a service to London Paddington. Oxford and Reading are easily accessible by road, rail and bus service.

There is a good range of state and independent schools in the area including Rupert House, Trinity Primary School, Gillott's School, and Shiplake College to name just a few.



The location is convenient for a stroll down to the riverbank and the renowned Kenton Theatre.

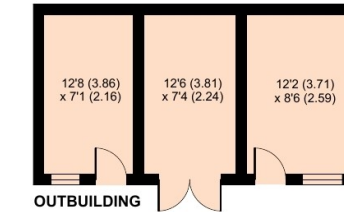
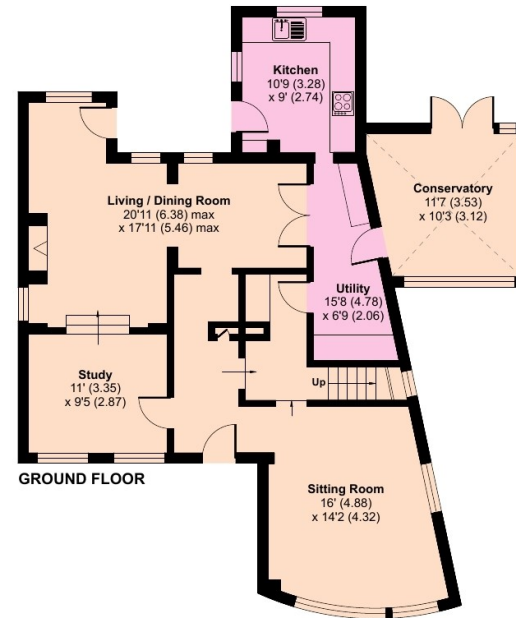
A photograph of a living room viewed through a white staircase railing. The room features a light-colored carpet, a large window with beige curtains, a glass coffee table, a beige sofa, and a fireplace with a white mantel. A chandelier hangs from the ceiling, and a framed picture is on the wall. The room is well-lit and has a classic, elegant feel.

The property has wonderful period features, including beautiful ceiling roses, cornicing and an ornate fireplace.

# Clare Cottage, 30 Northfield End,

## Directions RG9 2JL

From Henley Bridge, upon entering Henley, proceed 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; take the second exit at the roundabout, proceed on the Fairmile, and the property is on the immediate right.



## Northfield End, Henley-on-Thames

Approximate Area = 1844 sq ft / 171.3 sq m  
Outbuilding = 291 sq ft / 27 sq m  
Total = 2135 sq ft / 198.3 sq m

For identification only - Not to scale

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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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