



St Marks Road, Henley-on-Thames, Oxfordshire



A fantastic Victorian townhouse offering flexible living space

Knight Frank are delighted to offer this lovely Victorian townhouse that is situated in one of Henley's most popular residential roads.

The property accommodation consists four bedrooms, three bathrooms, three reception rooms and an open plan kitchen, with a south facing garden.



Guide price: £1,375,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services

The property

33 St Marks Road is a four bedroom Victorian townhouse that has been sympathetically extended, modernised and upgraded while retaining many original features, giving you the best of contemporary and period accommodation.

You enter the property via stone steps and through an attractive, glazed front door. A welcoming entrance hall has doors radiating to the reception rooms and stairs rising to the first floor. The ground floor accommodation offers a large reception room with original wooden flooring, an open fireplace with an attractive mantel and period surround, a large bay window providing lots of natural light, and a further reception room with original features and doors to the garden. The modern kitchen has fully integrated appliances, including a dishwasher, oven, microwave and an induction hob under a stainless steel cooker hood. There is under-floor heating and plenty of room for a dining table and chairs, ideal for family entertaining. The garden terrace is accessed via a glazed door. The ground floor also benefits from a cloakroom with W.C.






The property (continued)

Stairs lead to the first floor, with access to three large double bedrooms, a family bathroom and a study. All the bedrooms retain some original features, with period fireplaces and a large bay window in the front bedroom. From the first-floor landing are stairs to the second floor which has been converted to provide a fantastic, spacious bedroom with an en-suite bathroom.

The property features a large cellar with windows at both ends, providing natural light. Currently used as a laundry room and storage area, the cellar can be converted into further living accommodation or a bedroom (subject to planning).




St Marks Road is a fantastic residential road and convenient to access Henley town centre.



Garden and grounds

To the rear of the property is a tiered landscaped garden with a secluded patio area which leads up to the lawn totalling approximately 80ft in length. The garden is bordered by wooden fencing and has a mature tree at the end of the garden providing a sense of privacy. To the front of the property is off street parking for two vehicles and a tiled path leading to the front steps.



The south facing garden has a lovely private terrace bordered by wooden sleepers, a great space for al fresco entertaining.

Situation

St. Marks Road is one of Henley's most popular locations, 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.



Henley is on the River Thames and situated in the beautiful Chiltern Hills, it is famous for the Henley Royal Regatta and Festival that take place each summer.

St. Marks Road, Henley-on-Thames

Approximate Area = 2086 sq ft / 193.7 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 2108 sq ft / 195.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Knight Frank. REF: 976975



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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Directions (RG9 ILP)

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 A4155 and then take the second right into St Marks Road.

Proceed over the crossroads, and Number 33 can be found on the left-hand side.

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

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