



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

---



# A superb mews property in Queen Street

Knight Frank are delighted to offer this exceptional, two/three bedroom mews house on a popular residential road in the centre of Henley. The property is beautifully presented will 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/three bedrooms, two bathrooms, a living room, a dining room/study, a kitchen and utility.

The property has a 10 year building zone warranty.



**Guide price:** £1,250,000

**Tenure:** Available share of freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** tbc

**Services:** All mains services

## The property

The property is accessed via a low-walled private patio, with a very useful storage area to one side.

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

The spacious principal bedroom offers a fantastic dressing area with fitted wardrobes and double-height windows providing lots of natural light, and an ensuite bathroom with a separate walk-in shower. The second bedroom has fitted wardrobes and a built-in vanity unit. The Italian tiled bathroom has a bath, a separate shower, and a back-lit mirrored cabinet over a large basin.






## The property (continued)

There is a third bedroom, which could also be used as a study, ideal for those working from home, has a double wardrobe or cupboard for storage.

A wooden staircase with attractive metal spindals and handrail rises to the first floor, leading into a spacious living area with a decked balcony. The fully fitted kitchen has a selection of Siemens appliances, including a wash dryer, induction hob, double oven and dishwasher. A utility room to the rear of the kitchen has a range of units and space. A lightwell in the dining area gives an abundance of additional natural light.



The bathrooms are all finished with Italian tiles and porcelain basins with back lit mirrors over.



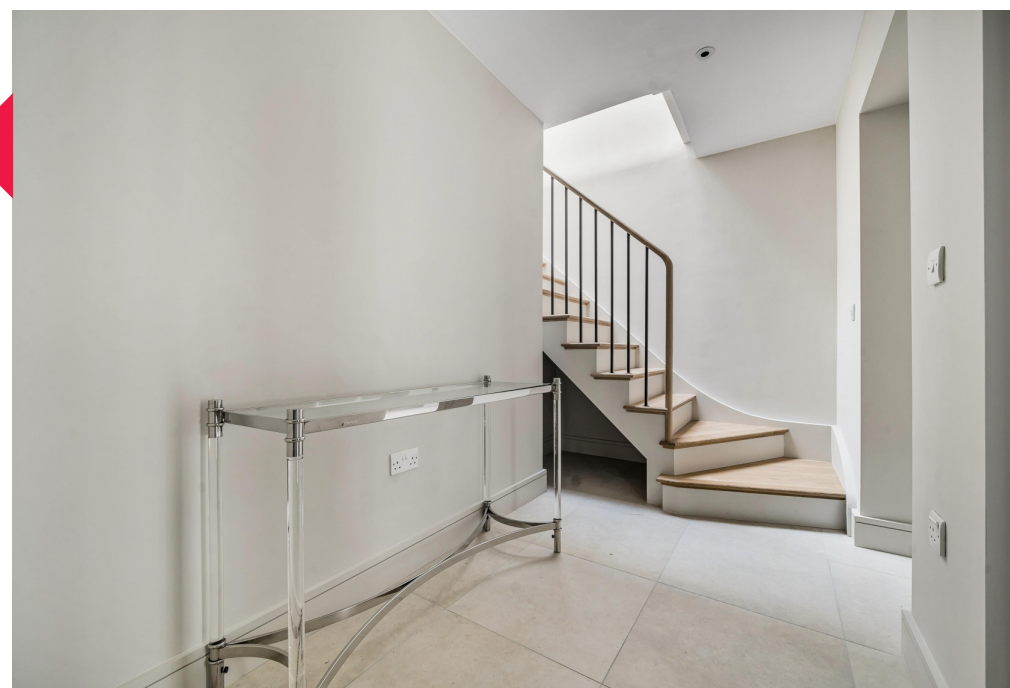
An exciting opportunity to purchase an immaculately presented contemporary home in the heart of the town.



## 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.

The property has underfloor heating throughout the ground floor and solid wood flooring on the first floor.



A photograph showing a view from a balcony. In the foreground, there is a dark grey planter box containing a green plant. A glass railing with a metal handrail runs across the middle ground. In the background, there are brick buildings with white window frames and a dark door. The sky is clear and blue.

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

A photograph showing a black metal chair with a white cushion on a balcony. The chair is positioned in front of a glass railing. In the background, a brick building with a white window frame is visible. The scene is brightly lit, suggesting daytime.

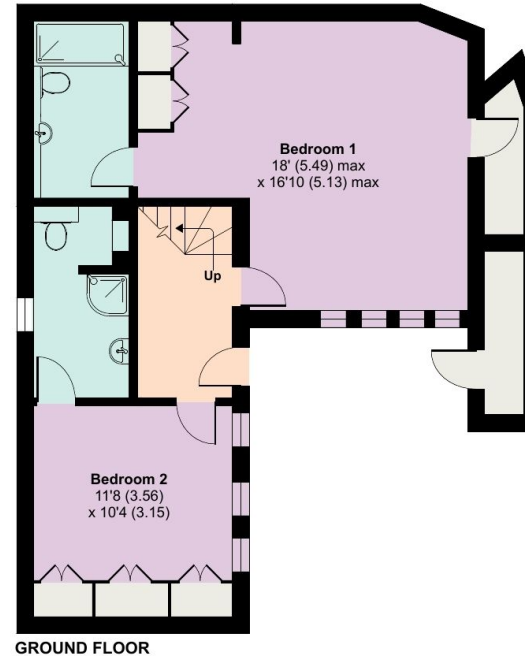
The train station is within easy distance of Queen Street and also many local shops and amenities.

# 3 Victoria Mews, 35 Queen Street, Henley.



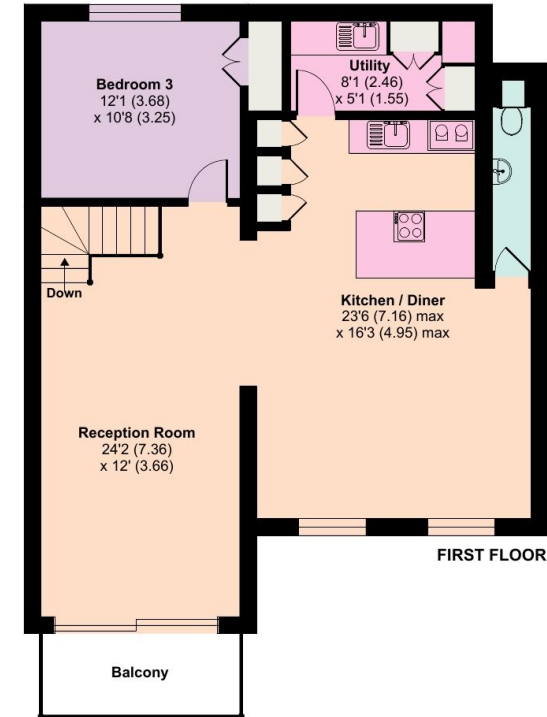
## Directions (RG9 IAR)

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 = 1630 sq ft / 151.4 sq m  
For identification only - Not to scale



**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

[jason.applebey@knightfrank.com](mailto: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.

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>. Particulars dated July 2023. Photographs and videos dated July 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.