



Belle vue Road, Henley-on-Thames, Oxfordshire



An excellent opportunity to purchase a wonderful family home

Knight Frank is pleased to present this excellent five bedroom detached family home. The property benefits from spacious and flexible accommodation, including a detached garage. The well-presented accommodation is set over three floors and includes; an entrance hall, two reception rooms, a study, kitchen/breakfast room, utility, five bedrooms (one with a dressing room) and two family bathrooms.



Guide price: £1,400,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: All mains services

Belle vue Road is one of the most desirable residential roads in Henley within walking distance to Henley town centre, the railway station, and the River Thames.



The property

The property is entered via an attractive tiled and wooden porch, into a welcoming reception hall leading to the principal reception rooms, including a spacious triple aspect drawing room with high ceilings, a fireplace and double doors leading out into the garden. Across the hall is a further dual-aspect reception room suitable for a family room with a brick surround fireplace.

The kitchen/dining area has tiled flooring, wall and floor units, granite worktops, and integrated appliances, including a dishwasher, split-level oven, and lovely picture windows overlooking the pretty rear garden.

A further hall from the kitchen provides access to the garden and leads to a utility room with additional storage units and a sink, a shower room/W.C and a delightful garden room/study.





The property (continued)

Stairs rise to the first-floor accommodation and comprises a spacious triple-aspect principal bedroom with a dressing room. From the landing area are two further double bedrooms with fireplaces and one with fitted wardrobes, and a contemporary family bathroom. The second floor provides two double bedrooms with eave storage, shelving, and a bathroom.

Bedrooms to the rear aspect have far-reaching views over the countryside.



Garden and grounds

To the front of the property is a gravel driveway to the garage with parking space for two cars. A gravel path leads to the front porch, with grassed area bordered by mature shrubs and also wooden garden storage boxes. To the rear is a large garden laid mainly to lawn with a raised terrace and decking, an ideal area for outdoor entertaining. The garden is bordered by a mixture of mature hedging to the back, providing privacy and wooden fencing.



Externally, the property benefits from a private enclosed sunny garden.

Situation

Belle Vue Road is one of Henley's most popular locations in a central town situation. One of the advantages of being positioned on Belle Vue Road is the ability to walk into the heart of Henley-on-Thames and use the many amenities the town provides. There is an excellent selection of boutique and high-street shops, a Waitrose supermarket and an abundance of cafes, public houses and restaurants. There are also a wide variety of recreational activities available such as rowing, golf and tennis.


Henley is very well served for schools in both the state and private sectors at primary and secondary ages. Local schools include Trinity and Valley Road primary schools, Gillott's School and The Henley College (6th form) in the state sector and Reading Bluecoat, Reading Grammar School, Shiplake Collage, Abingdon School, The Oratory, Wycombe Abbey, Queen Anne's Caversham, Rupert House Preparatory School and St Mary's School in the private sector.





Directions (RG9 1JQ)

From Henley-on-Thames, on entering Henley via the bridge, turn left along the river and follow the road into Station Road and on to the traffic lights. Turn left at the lights on to Reading Road. Take the fourth turning on the right into St Andrews Road. Proceed up the hill and take the fourth turning on the left into Belle Vue Road, where number five will be found after a short distance on the left-hand side.



Reading 8 miles; Marlow 9 miles;
Oxford 25 miles; M4 (J8/9) 8
miles; M40 (J5) 10 miles; Henley
to London Paddington 52
minutes (Distances and timings
are approximate)



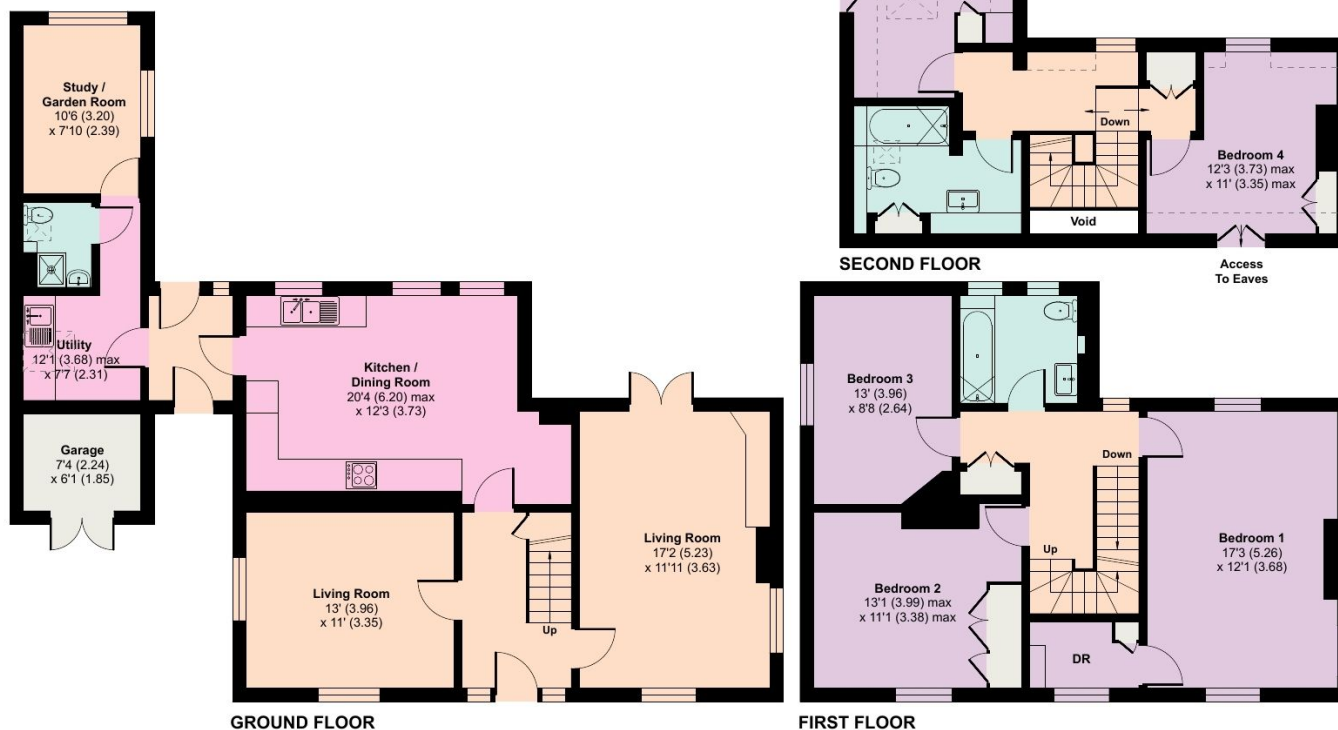
Belle Vue Road, Henley-on-Thames

Approximate Area = 2029 sq ft / 188.4 sq m (excludes void & includes garage)

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 2075 sq ft / 192.6 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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Particulars dated April 2023. Photographs and videos dated April 2023.

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