



Victoria Mews, Queen Street, Henley-on-Thames



A fantastic newly converted mews property

Knight Frank are delighted to offer this exceptional, two bedroom mews house on a popular residential road in the centre of Henley. It is one of three newly converted properties with many high-specification finishes and providing a wonderful open-plan space, ideal for modern living. 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 bedrooms, two bathrooms, a living room, a kitchen and utility with W.C.

The property has a ten year build zone warranty.



Guide price: £1,125,000

Tenure: Available share of freehold

Local authority: South Oxfordshire District Council

Council tax band: TBC

Services: All mains services.

The property

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 ensuite bathrooms.

The principal bedroom with double aspect windows has fitted wardrobes, an ensuite Italian tiled bathroom with a large walk-in shower, a mirrored cabinet over a large porcelain basin and a quartz shelf. The second bedroom is also double aspect with 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.

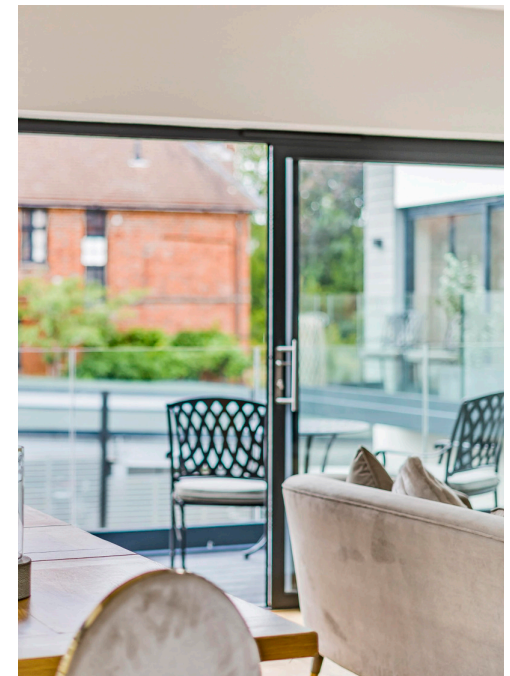


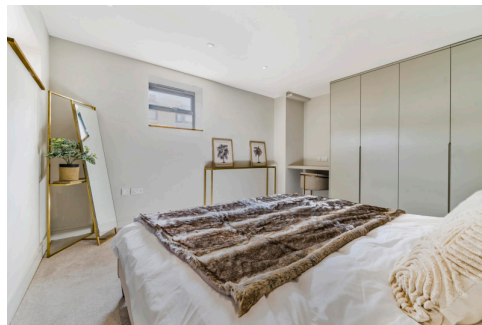


The property (continued)

From the entrance hall are wooden stairs rising to the first floor and opening into a large open-plan living area; this area is filled with natural light from a large roof lantern over the staircase and large windows and sliding doors that open on to a balcony; a perfect space for entertaining. The fully fitted kitchen area has a range of integrated Siemens appliances, including a washer dryer, dishwasher, oven, and an induction hob with extractor under a Quartz worktop. To the rear of the kitchen is a utility room with W.C.

The spacious living space of the first floor has beautiful solid oak flooring and original wrought iron features; these include attractive roof beams giving an industrial feel to the room. From the living room area are sliding doors opening on to a decked balcony with a glass balustrade.






The property is filled with natural light and has many high specification finishes.



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. Both the river and wide ranging shops, restaurants and bars are within walking distance as too are 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 area 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.



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



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

The train station is just a short distance from Queen Street and also many of the towns shops and amenities.

1 Victoria Mews, 35 Queen Street, Henley.

Queen Street, Henley-on-Thames

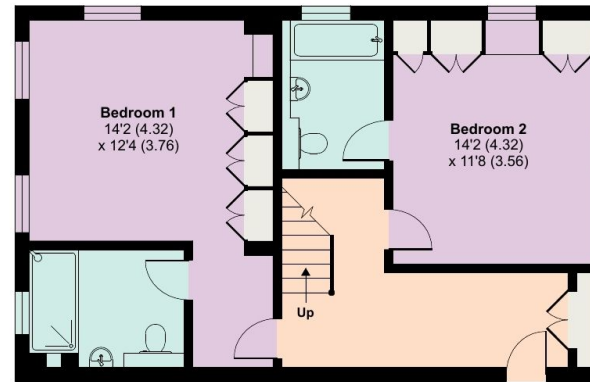
Approximate Area = 1324 sq ft / 123 sq m

For identification only - Not to scale

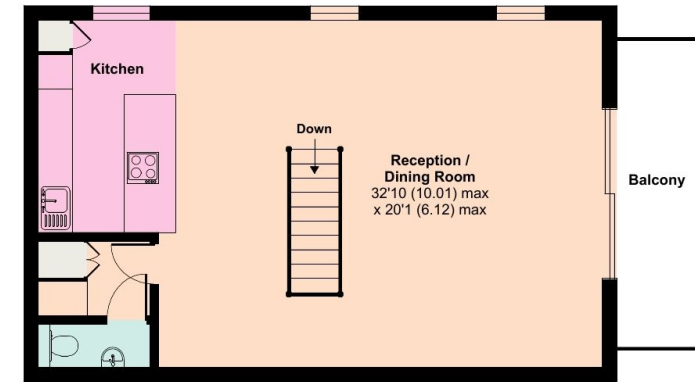


Directions (RG9 IAR)

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 far end of the road.



GROUND FLOOR



FIRST FLOOR

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

Henley

20 Thameside

Henley-on-Thames

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Jason Applebey

Associate

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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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