



Belle Vue Road, Henley-on-Thames



A well-presented family home in popular residential road

Knight Frank are delighted to offer this well-presented family home in one of Henley's most popular residential roads. The property has been upgraded to provide wonderful spacious accommodation and finished to a high standard.

The property comprises five bedrooms, three bathrooms, two reception rooms, a garage and parking for two cars and a lovely garden with decking.



Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F

Services: All mains services

The property

The front door opens into a spacious hallway from the elegant, rounded outdoor steps. The ground floor has a wooden floor, with underfloor heating throughout. There is a well-proportioned living room with a square bay window with shutters and a box window seat, allowing lots of natural light to fill the room, and log burning stove. The hallway leads into the open-plan kitchen; this light and airy room has lovely views over the rear gardens. The kitchen area has a range of wall and floor-mounted units beneath a wooden worktop and a central island with a range of integrated appliances, including a dishwasher, a 5-burner induction range cooker, and space for a free-standing American-style fridge freezer. There is ample space for a dining table and sitting area with bi-folding doors to the deck, ensuring this space works perfectly for open-plan family living. The kitchen benefits from a very useful and sizable larder, fully equipped with shelving. There is also a utility room with a butler sink and space for a washer and dryer, providing access to the integral garage and double doors to the garden and deck.



The property (continued)

On the first floor, the principal bedroom has a walk-through dressing area with fitted wardrobes and an en suite with a walk-in waterfall shower. The second bedroom has an en suite shower room and a pretty original decorative fireplace. There are two further double bedrooms and a fifth bedroom which could be used as a bedroom or a study. The family bathroom has a bath with a shower over. The house was completely renovated and extended approximately six years ago and fitted with high-specification fittings. Many small features added to the property, such as CAT6 cabling throughout, bi-folding doors and USB ports in many plug sockets, give it a high-quality feel.



This home offers spacious bedrooms which are ideal for a family home.



Two double bedrooms and a bedroom/study.



Garden and grounds

To the front of the property, the driveway provides parking for two vehicles and access to the garage with double doors. A raised composite deck with a glass balustrade provides plenty of space for outdoor dining. Down the stairs is a lawned area with mature shrubs and perennials in the raised borders and a pretty apple tree. There is also a paved patio to the end of the garden, making the most of the evening sunshine.



Situation

Belle Vue Road is situated off St Andrew's Road in Henley-on-Thames. Henley-on-Thames is a charming and famous riverside town, 35 miles from central London and 25 miles from Heathrow. Henley is surrounded by lovely countryside in the Chiltern Hills and on the River Thames. There are many walking, cycling and running routes along the Thames Path and the surrounding countryside, and rowing and boating on the River Thames. The town hosts the world-famous Royal Regatta and the Henley and Rewind Festival. The town has a railway station that links to the mainline stations in Reading and Twyford with a fast service to London Paddington (approximately 28 minutes). The M4(J8/9) is approximately 7 miles away, and the M40 (J4) is 12 miles. Henley offers various shops, ranging from high-street chains to independent boutiques. Numerous coffee shops and many restaurants are offering an array of cuisines. Sporting facilities include several fine local golf courses and rugby, squash, swimming and tennis clubs.

Directions RG9 1JQ

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 third right into St Andrews Road. Proceed over the crossroads, and Belle vue Road is the second turning on the left. No. 27 can be found on the left-hand side.



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.

Approximate Area = 1994 sq ft / 185.2 sq m (includes garage)

For identification only - Not to scale



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