

# Boathouse Reach, Henley-on-Thames



# A fantastic contemporary riverside property.

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Knight Frank are delighted to offer this semi-detached riverside property presented over three floors, with amazing views over the River Thames. The property is situated in a small private estate, the current owner has substantially upgraded and refitted the property throughout, to create a high quality and stylish house. There is an additional parking space, ideal for guests.



**Tenure:** Available freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services



The property has elegant and contemporary finishes throughout.



## The Property

The house is fitted with a comprehensive Control4 home automation system which enables the owner to control media, lighting, heating, blinds, cameras and alarm system remotely. Underfloor heating throughout and 500bpm fibre broadband.

Upon entering the property on the ground floor there is a cloakroom, bathroom, the current music room which could be used as a third bedroom has incredible views overlooking the river and countryside beyond, there is also access to the garage. A set of stairs lead to the first floor with an open plan living/dining room with access onto a raised balcony, and a fully fitted luxury kitchen with built in appliances.





There are two double bedrooms on the second floor, both with en-suites and fitted wardrobes.

## Situation

Boathouse Reach is conveniently situated in the centre of Henley on Thames and within walking distance to all local amenities, including shops, restaurants, supermarkets, schools, health & fitness clubs, cinema, theatre, and multiple transport links, with the main one being Henley Railway Station, which provides quick and efficient routes into London. There are also several golf courses close by, including Castle Royle, Temple, and Henley Golf Club. In addition, the property is positioned by the River Thames, which is famously known for hosting the Henley Royal Regatta, and is also where several recreational facilities can be found including Phyllis Court & Leander Club. In addition, horse racing can be found at Ascot, Windsor and Newbury.

## Directions

Upon entering Henley proceed over the bridge and turn left at the first set of traffic lights following the road along the river front. Take a left at the T junction and continue to follow the road along the riverside and round towards the station. Take the first turning on the left into Boathouse Reach and turn immediately left into the parking area in front of the property.

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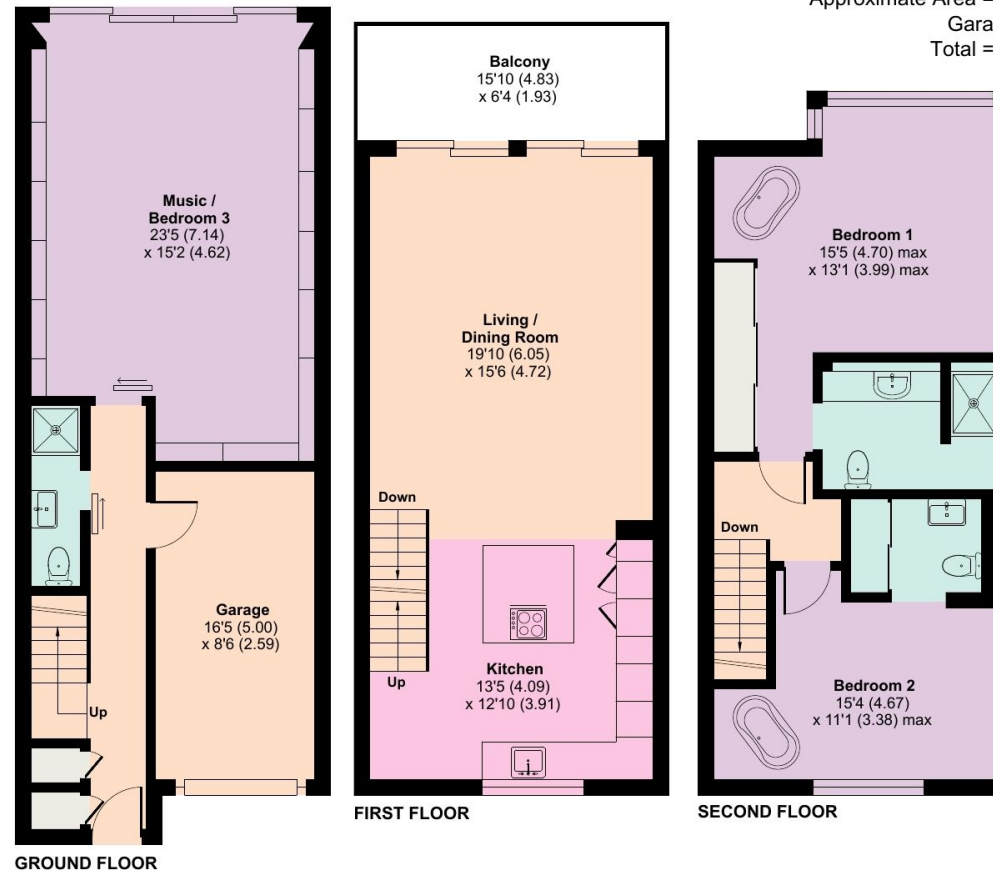
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Approximate Area = 1514 sq ft / 140.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 1654 sq ft / 153.6 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 2024. Produced for Knight Frank. REF: 1168596

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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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