



Manor Road, Henley-on-Thames, Oxfordshire

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# A charming family home with modern living space.

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Knight Frank are delighted to offer this lovely detached property, a fantastic opportunity to purchase this well-presented contemporary home situated in a popular residential area of Henley and within a short distance of the town centre and station.

The property consists of four bedrooms, one bathroom, two reception rooms, a spacious kitchen/dining room and a utility.



**Guide price:** £1,195,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services.



## The property

You enter into a welcoming and spacious entrance hall with doors leading to the reception rooms, kitchen, and stairs to the first floor. To the right of the hallway is a study, ideal for those working from home; to the rear of the hallway are double doors entering the sitting room with glazed doors opening to the garden and allowing natural light to fill the space. The open plan kitchen/dining room has sliding doors to a separate patio area, ideal for entertaining or a morning coffee. The kitchen has a range of modern fitted units with a selection of integrated appliances. From the kitchen is a useful utility/boot room with fitted units and an attractive vaulted ceiling. A W.C. completes the ground floor accommodation.

The stairs to the first floor lead to a spacious landing area with access to three bedrooms and a fabulous family bathroom fitted with both a bath and a walk-in shower. The principal bedroom is a good size and has the potential to add an en suite. The second floor has a bedroom and a second room currently used as a studio with large Velux windows providing plenty of natural light; there is also excellent eave storage.





The house has been upgraded to an excellent level providing spacious accommodation.



## Garden and grounds

To the front of the property is a gravel driveway leading to the garage and parking for several cars. Wooden fencing and attractive silver birch trees give a great sense of privacy.

The rear garden is laid mainly to lawn with a private terrace accessed from the kitchen/dining room. There is a selection of mature trees and hedging, providing privacy.





## Situation

Henley-on-Thames is a charming and famous riverside market town. The property is within easy access to all the town's amenities, including a variety of shops, a collection of supermarkets, a cinema, a theatre, local pubs, and restaurants. Railway access to London Paddington takes approximately 45 minutes with connections to the Elizabeth Line. Each summer, the town hosts the world-famous Royal Regatta, followed by the Henley Music Festival.

State schools include Trinity (OFSTED Outstanding), Sacred Heart and Valley Road, Gillott's Secondary School, and Henley College. Independent schools include Rupert House, St Mary's Prep, Shiplake College, The Oratory, Reading Blue Coat, Wycombe Abbey, and Queen Anne's School.

## Directions (RG9 ILU)

At Henley Bridge, take the 1st left turn at the traffic lights, proceed to a second set of traffic lights at a crossroads, and take a left turn on to the Reading Road (A4155). Take 3rd right-hand turn into St. Andrews Road, continue almost to the top of the road and turn left into Manor Road (before Green Lane on the right). 33 Manor Road can be found on the left-hand side, just over the crossroads to the end of Manor Road.



The property is situated in a popular residential area of Henley.



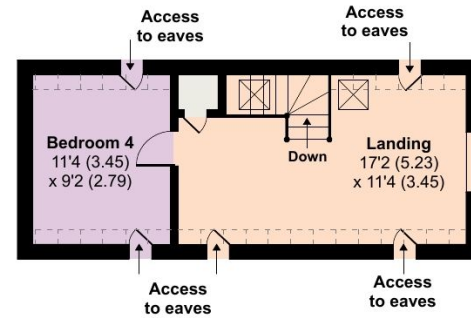
There are numerous footpaths and bridleways giving access to nearby countryside.

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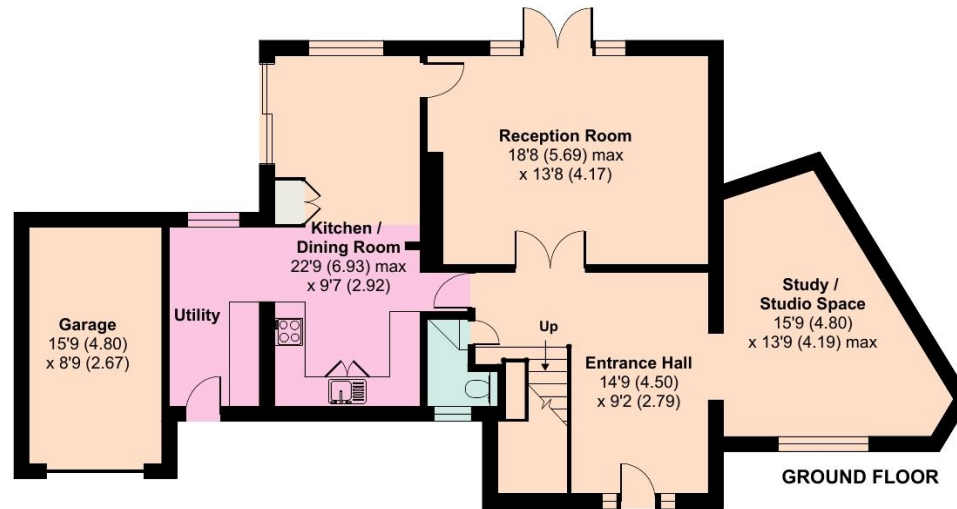
Approximate Area = 1995 sq ft / 185.3 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 2180 sq ft / 202.5 sq m  
 For identification only - Not to scale



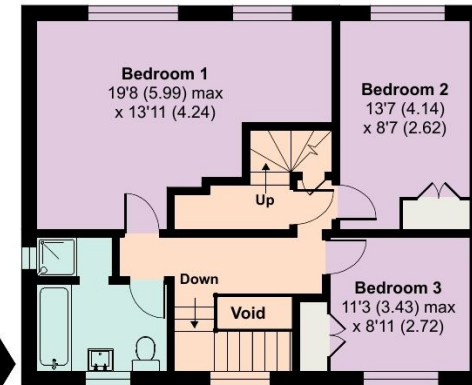
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**Knight Frank**  
 Henley  
 20 Thameside  
 Henley-on-Thames  
 RG9 2LJ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Jason Applebey**  
 01491 844917  
[jason.applebey@knightfrank.com](mailto:jason.applebey@knightfrank.com)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1095164

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.



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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