



# Countess Gardens

Bell Street, Henley-on-Thames, Oxfordshire





# Classic Georgian family house in the heart of Henley-on-Thames.



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Sitting room | Dining room | Kitchen | Conservatory | W.C.

**Cellar:** Utility room | Storage room

**First Floor:** Principal bedroom | Ensuite | Study | Bathroom | Two further bedrooms

**Second Floor:** Principal bedroom | Ensuite | Two further bedrooms | Shower room | W.C



## Situation

(Distances and times are approximate)

The property is situated in the centre of the riverside town of Henley-on-Thames, close to all amenities including a supermarket, hospital, a fine variety of shops, pubs and restaurants.



More comprehensive facilities can be found in nearby Reading, Oxford and Maidenhead.



Within walking distance of excellent primary schools, both state and private and bus stops for private and state secondaries, including Abingdon, Shiplake, St Helens and St Katherine's and Reading and Bucks grammar schools.



The M4 Jct8/9 is approximately 6 miles, providing access to Heathrow and the motorway network.



Henley railway station provides links to the mainline railway stations in Reading and Twyford with a fast train to London, Paddington (from 25 mins).

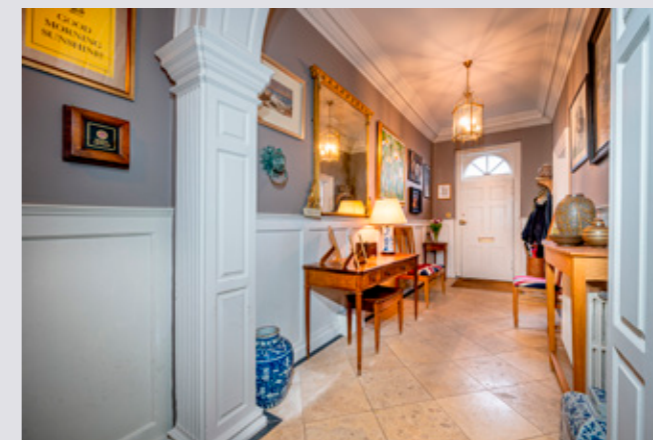


Sporting facilities include boating on the Thames, local golf clubs and private members clubs.



North of Bell Street is The Fairmile, a gateway to the Chiltern Hills, designated an area of outstanding natural beauty with many footpaths, bridleways and country pubs.





## The Property

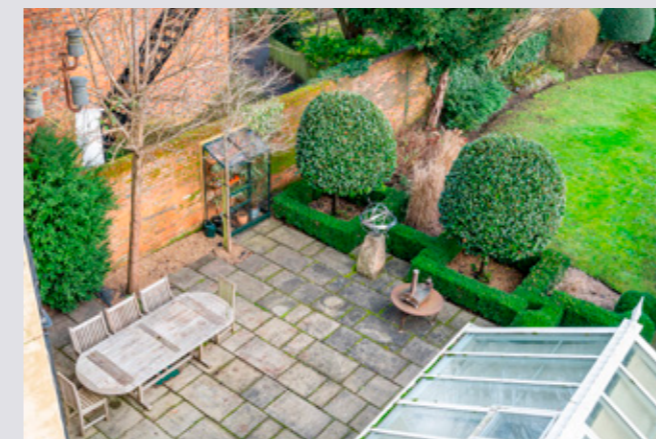
Countess Gardens is a wonderful Grade II\* Listed house, which was built in 1742. Arranged over three floors and arguably one of Henley-on-Thames most striking classic houses. Two wonderful reception rooms and a large kitchen breakfast room all with high ceilings, make up the ground floor with access to a large rear garden.

The principal reception rooms have fine panelling and fireplaces ensuring a great atmosphere and character.

The kitchen breakfast room has been extended into a conservatory which makes a very effective living space for a large family. There is a cellar and utility area in the basement with a wine room.

On the first floor the principal bedroom has an open plan ensuite bathroom and there are two other bedrooms one which has been subdivided but could be reinstated easily to just one room. The family bathroom is on the first floor and on the second floor, three further bedrooms providing further family accommodation.





## Outside

The garden is lovely, well fenced and secure. There is a wide Stone Terrace at the back of the house that gives away to lawn including a recessed trampoline. Mature foliage helps provide privacy and a garden path leads to the excellent 4 to 6 car parking owned by Countess Gardens. Garden shed/storage unit. Vehicle access is off new street under the arch into Finlay Drive and then left through Radnor Close, it is very discreet and secure.

## Property Information

**Tenure:** Freehold

**Services:** All mains services

**Local Authority:** South Oxfordshire District Council

**Council Tax:** Band G

**EPC:** E

**Postcode:** RG9 2BN

**Directions:** From Henley bridge, head towards the traffic lights in Henley town centre and turn into Bell Street. Continue past New Street, the property is to the right of Rupert House School.

**What3Words:** greeting.deferring.bandaged

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
374 sq.m / 4,025 sq.ft



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.



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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 January 2025. Photographs and videos dated January 2025.

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