

# Boathouse Reach, Henley-on-Thames



# A fabulous semi-detached riverside property.

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Knight Frank are delighted to offer this stunning semi-detached riverside property, presented over three floors, with amazing views over the River Thames. Features include polished wood flooring to the ground floor, double glazing, gas central heating, security system and no onward chain.



**Guide price:** £1,750,000

**Tenure:** Available freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** G

**Services:** All mains services





## The Property

A brick porch leads into the entrance hall, which has a door to the open plan living /dining room and kitchen. Double doors lead out onto the raised balcony and provide access to the garden. The kitchen is situated in the centre of the house; it has a range of wall and floor units and integrated appliances. Other features on this floor include a cloakroom, garage, and W.C.





On the first floor there is a bedroom with an ensuite shower, two further bedrooms on the second floor both with ensuites and built in wardrobes.

## Gardens and Grounds

To the front of the property is a driveway and garage, there is additional guest parking opposite. To the rear is a stunning decked balcony with ample space for garden furniture steps leading down patio area opening onto to communal landscaped grounds.

## 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.

What3words/// rainwater.feel.options





Approximate Gross Internal Area  
 Ground Floor = 64.6 sq m / 695 sq ft  
 (Including Garage)  
 First Floor = 58.6 sq m / 631 sq ft  
 Second Floor = 51.2 sq m / 551 sq ft  
 Total = 174.4 sq m / 1,877 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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