

Greenview

2 St Marks Road, Henley-on-Thames





An exciting opportunity to purchase this immaculately presented period detached house with many original features including cornicing, ceiling roses and sash windows. It is located on one of Henley's most sought-after residential roads, within easy walking distance of the town's shops and amenities.



Summary of accommodation

Main House

Ground Floor: Kitchen/dining room | Living room | Family room | Utility | WC

First Floor: Four bedrooms, one with an en suite | Family bathroom

Second Floor: One further bedroom with an en suite

Garden and Grounds

Home office/studio | Work shed | Driveway with ample parking | Wood store

Situation

Times and distances are approximate

St. Marks Road is one of Henley's most popular locations, within a short distance of the town centre, and the Trinity School Catchment area is one of many excellent schools in the area, both state and independent.



Henley-on-Thames offers a comprehensive range of shopping, schooling, recreational facilities, and a theatre and cinema.

The town hosts the famous Royal Henley Regatta and a Music Festival each year, a highlight in Henley's social calendar.



Henley Station has trains to Paddington via Twyford (approximately 55 minutes), which is within a short distance of the property.

The larger towns of Reading and Oxford are also easily accessible, providing additional high-street shopping and recreational facilities.



The M4 and M40 motorways nearby give fast and easy access to Heathrow, London and the M25.



The Property

Knight Frank are pleased to present this attractive property, which the current owners have beautifully renovated to create a spacious family home that combines contemporary and period features. The property also features electric gates leading to off street parking for several cars, a large rear garden and a separate home office/studio.

The front door is accessed via a traditional Victorian tiled path leading to an elegant entrance beneath a covered porch. Upon entering, you are welcomed into a hallway with stairs to the first floor and a conveniently located downstairs cloakroom/WC. To the left of the hallway is the bay-fronted sitting room, a lovely space to unwind featuring a gas fire with a charming original fireplace surround. On the right side of the hallway is the family room, a generous double-aspect area with built-in cabinetry, a gas fire, again with an original surround, and a sliding door that opens into the kitchen.

Greenview benefits greatly from a fantastic kitchen/dining room. This light and airy room has lovely views over the rear garden. The kitchen area has a range of Bulthaup wall and floor units beneath a composite worktop and a central island with a range of Siemens integrated appliances, including an oven, gas hob, dishwasher, fridge and freezer and a Quooker tap. There is ample space for a dining table with bi-fold doors opening out to the decking area, ensuring this space works perfectly for open-plan family living. A large, electric-opening skylight provides lots of natural light over the kitchen which also benefits from underfloor heating and a wood-burner. The ground floor accommodation is completed with a useful utility with fitted units, space for a washing machine, tumble dryer, and freezer, and it also houses the new boiler and water softener.





The first floor comprises a spacious principal bedroom with a vaulted ceiling, fitted wardrobes and an en suite bathroom, three further bedrooms (two with fitted wardrobes) and a family bathroom. From the landing, a staircase leads to the second floor, which has a large bedroom/sitting room and a shower room, ideal for guests or family members.

Gardens and Grounds

The front of the property is laid with gravel on either side of the tiled path, providing a crisp appearance with minimal maintenance. There is an attractive hornbeam hedge providing privacy. The attractive landscaped, walled garden at the rear has a fabulous decking area, perfect for al fresco entertaining. There is a lawn, a wisteria-covered pergola gazebo that leads down to a delightful brick-paved sunken area next to and a pond with water feature within a beautifully planted rockery. To one side is a covered wood store. Garden lighting is present throughout.

From the garden, access to the driveway leads to a parking area to the rear, a double-shed with electricity and a covered storage area. Along the boundary wall are fruit trees. There is a fantastic home office/studio with electricity, Wi-Fi, underfloor heating and a shower room, perfect for working from home or guest accommodation.



FLOORPLANS

Approximate Gross Internal Floor Area

Ground Floor: 113 sq m / 1,214 sq ft

First Floor: 92 sq m / 994 sq ft

Second Floor: 42 sq m / 453 sq ft

Outbuilding: 52 sq m / 562 sq ft

Total Area: 299 sq m / 3,223 sq ft



Outbuilding

Ground Floor

First Floor

Second Floor



Property Information

Directions (RG9 1LJ):

From the Knight Frank Henley office, continue over the crossroads along Thameside and follow the road into Station Road. Turn left at the traffic lights and then the second right into St. Mark's Road. Greenview, 2 St Mark's Road, can be found on the right-hand side after approximately 50 meters.

Services:

All main services.

Local Authority:

South Oxfordshire District Council

Council Tax:

Band G

EPC:

Band E

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

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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