



TEMPLE BELL, BELL LANE

HENLEY-ON-THAMES, RG9



A FANTASTIC THREE-BEDROOM PROPERTY

Temple Bell offers lovely light filled, modern living accommodation over three floors and is situated in the heart of Henley-on-Thames. It also features a superb roof terrace.



Local Authority: South Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: All mains services

Offers in excess of £1,000,000

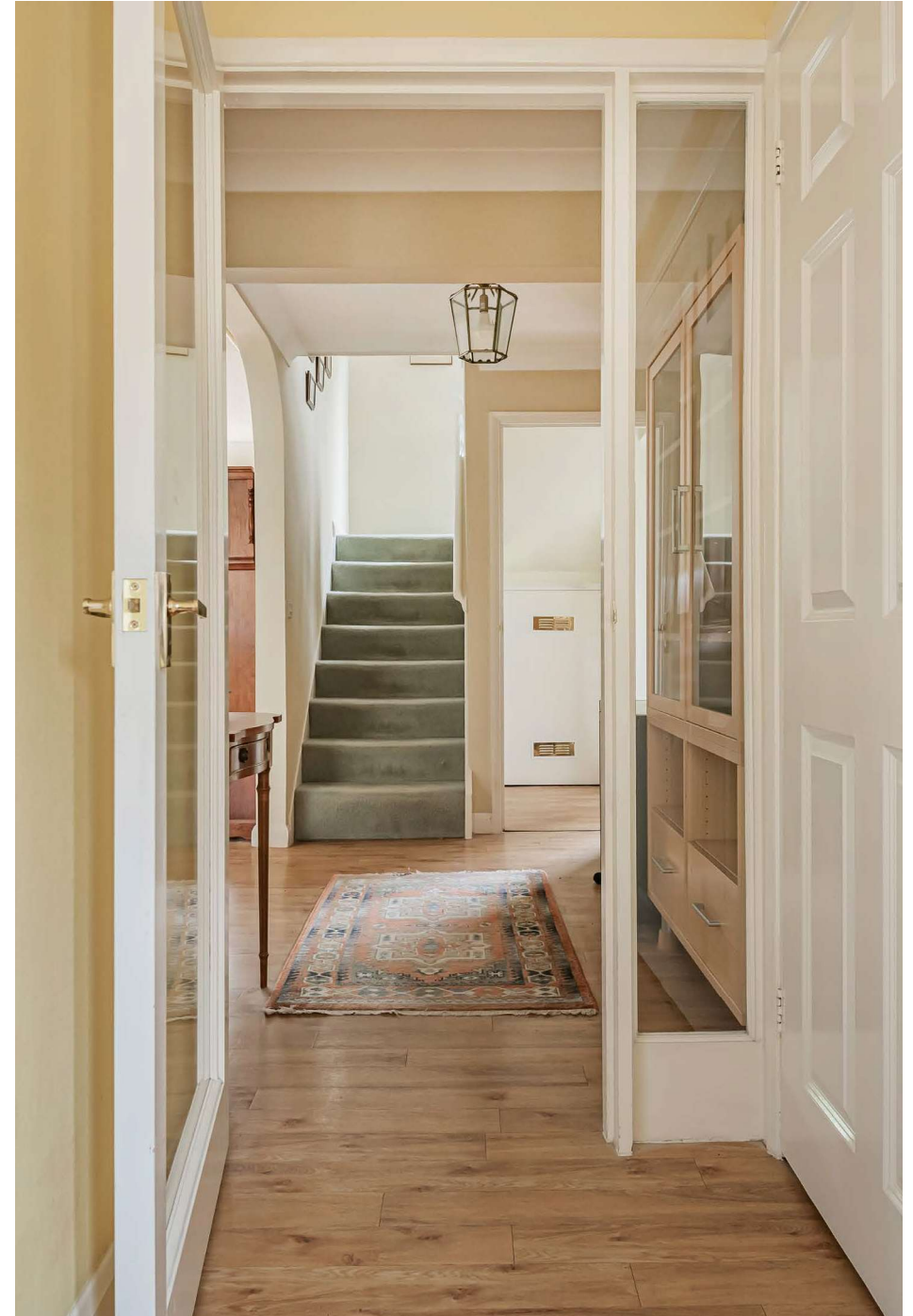


THE PROPERTY

The front door opens into an entrance hall with wooden flooring. This hall provides access to a W.C. and leads through to the dining room and kitchen. A door at the rear of the hall leads to the garage and utility area.

The open plan kitchen and dining room offer a range of floor and wall units. Integrated appliances include a dishwasher, oven, microwave, and fridge/freezer. Patio doors in the dining area lead out to a covered deck area. This is an ideal space for al fresco entertaining.

Stairs lead to the first-floor landing and a spacious sitting room. Double-height windows provide plenty of natural light. There is a large double bedroom with fitted wardrobes and large windows. A single bedroom or study is also on this floor.







THE PROPERTY (CONTINUED)

A family shower room completes the first-floor accommodation.

On the second floor is a wonderful principal bedroom with fitted wardrobes. The bathroom includes a bath and a shower. From the second-floor landing, a fantastic roof terrace is accessible. This terrace offers a lovely, private seating area with views over neighbouring rooftops.

GARDEN

At the front of the property, a gravelled driveway offers parking for two cars and access to a double garage. There is also a small paved area beside the driveway.

The rear garden features a paved area and covered decking, accessed from the dining room. Brick walls border the garden, providing a strong sense of privacy.



SITUATION

Bell Lane is in a superb position, in one of the most sought-after and rarely available locations in Henley. The house is close to the River Thames and moments from the town centre, including a Waitrose supermarket and numerous cafes and restaurants. The property is also about 200 yards from the private members club Phyllis Court.

Henley Station links to mainline railway stations in Reading and Twyford. These connect to London Paddington and the Elizabeth Line for Crossrail.

The nearby countryside offers miles of extensive walking and riding. The Thames Path is close by. Sporting facilities include several fine golf courses at Huntercombe, Henley, and Badgemore Park.







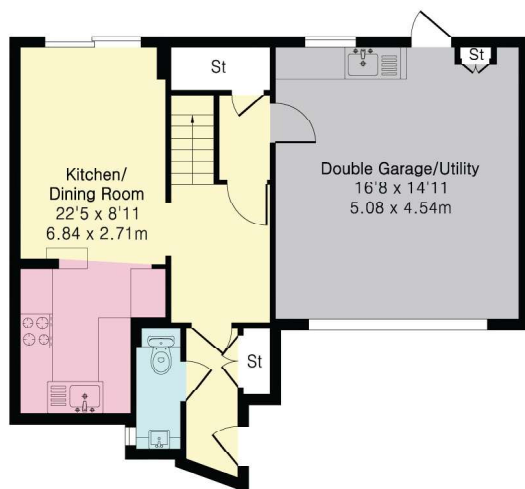
**Approximate Gross Internal Area 1312 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 358 sq ft – 33 sq m

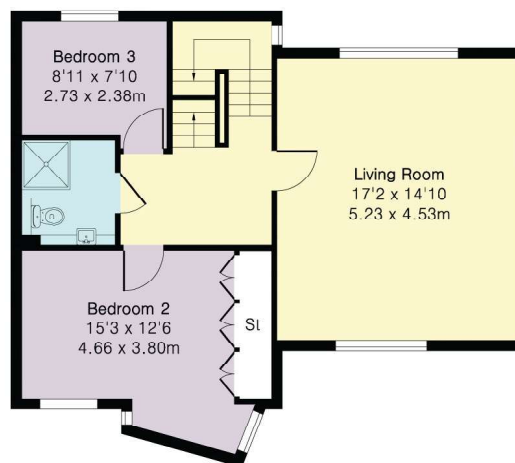
First Floor Area 635 sq ft – 59 sq m

Second Floor Area 319 sq ft – 30 sq m

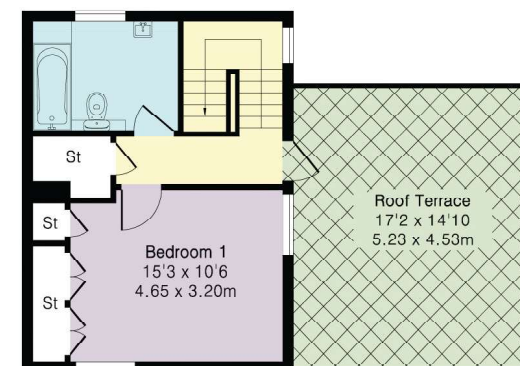
Garage Area 248 sq ft – 23 sq m



Ground Floor



First Floor



Second Floor

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. (ID767266)

We would be delighted
to tell you more.

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