



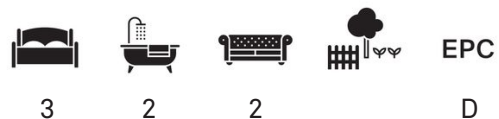
Kings Road, Henley-on-Thames, Oxfordshire



A superb property situated in the town centre

Knight Frank are delighted to offer this superb Victoria terrace house. This lovely period home has been beautifully upgraded to provide fantastic light-filled living accommodations over three floors.

The property is ideally situated in the centre of Henley and within easy access to the river, cafes, restaurants and numerous leisure facilities.



Guide price: £850,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: E

Services: All mains services

The property

This fantastic period property has been improved to an extremely high standard. From the front door, you enter the entrance hall that leads to the front sitting room with a feature bay window, a pretty fireplace with a gas fire, and high ceilings with cornicing. To the rear of the house is a spacious open-plan kitchen/dining room and a snug with a gas stove. The light and airy kitchen has a wide range of floor and wall units under a granite worktop, a central island and integrated appliances, including a dishwasher, fridge/freezer and a Neff oven and wooden flooring throughout. The kitchen leads into a dining area with bi-folding doors opening to the garden. A cloakroom with W.C. completes the ground floor accommodation.

From the entrance hall, stairs rise to the first floor on to a double-height landing leading to the principal bedroom with fitted wardrobes and en-suite shower, a bedroom and a delightful bathroom which benefits from a shower and a large corner bath. On the second floor is a double bedroom with a large Velux window giving lovely views and light, and a separate W.C.





Garden and grounds

To the front of the property is an attractive tiled path to the front door with a slate-covered area below the bay window.

The lovely west-facing rear garden has brick wall boundaries with flower borders, a wonderful terraced lawn area, and a paved terrace outside the dining room, ideal for al fresco entertaining. A garden shed and gated access are at the end of the garden.





Situation

5 Kings Road is situated in the centre of Henley within a short walk of the town centre and the River Thames. The famous market town provides a variety of local amenities such as a supermarket, local boutiques, cinema and The Kenton Theatre. Henley's railway station is a short walk away with connections to Twyford and London Paddington. Central London is only 40 miles away, and Heathrow Airport is approximately 26 miles away.


There are excellent private and state schools in and around the area, including St Mary's School, Rupert House Preparatory, Reading Blue Coat School in Sonning, Queen Anne's in Caversham, St Helen and Katharine in Abingdon, The Oratory Preparatory and The Oratory, Abingdon School, Gillott's School, Trinity Primary School and The Henley College amongst others.





Directions - RG9 2DW

From the Henley office in Thameside, turn right into Hart Street, continue over the traffic lights and turn right behind the Town Hall into Kings Road. 5 Kings Road can be found on the left, just after the entrance to Kings Close.



The location is convenient for a stroll down to the riverbank and the renowned Kenton Theatre.

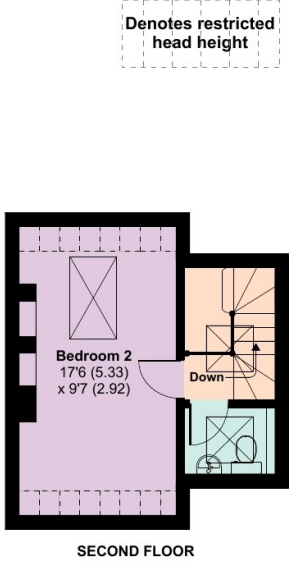
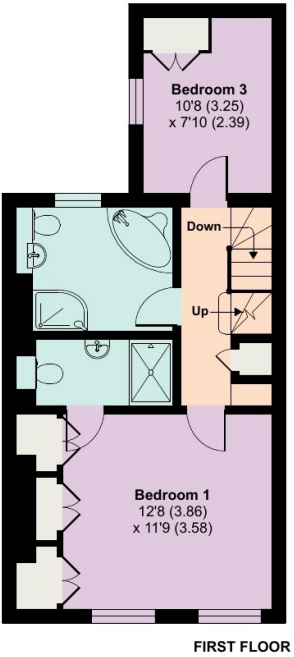
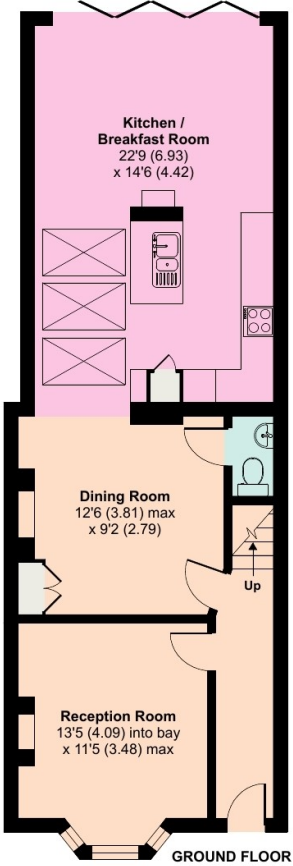


The property has a wonderful mixture of both contemporary and period features.

5 Kings Road, Henley-on-Thames

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Approximate Area = 1408 sq ft / 130.8 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1436 sq ft / 133.4 sq m
 For identification only - Not to scale



Denotes restricted head height

Knight Frank
 Knight Frank
 20 Thameside
 Henley-on-Thames
 Oxfordshire
 RG9 2LJ
knightfrank.co.uk

I would be delighted to tell you more
 Matt Davies
 01491 844903
matt.davies@knightfrank.com



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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