



Northfield End, Henley-on-Thames, Oxfordshire

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# A charming three bedroom period property

Knight Frank are delighted to offer this charming period semi-detached property that has been updated to provide wonderful light filled accommodation.

The property comprises three bedrooms, a bathroom, a reception room, a separate W.C., a garden and a garden studio/bedroom.



**Guide price:** £775,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** E

**Services:** All mains services

## The property

This attractive, semi-detached period property has an open fire and lovely high ceilings throughout. There is a large bay window in the front sitting room that allows natural light to fill the reception area, with ample space for a dining table and chairs at one end of the room. To the rear of the house is a lovely modern kitchen with a range of fitted units under a wooden worktop and French windows opening on to the garden terrace. A separate W.C. completes the ground floor accommodation.

Stairs rise from the sitting room to a landing area with access to three bedrooms. The principal bedroom is a good-sized double room with an attractive bay window to the front of the property. There are two further bedrooms and a family bathroom.





## Garden and grounds

To the front of the property is space for on-street parking and the owner has also leased a parking space at the Henley Rugby Club which is a short distance from the house.

A gate leads to the rear garden and entrance to the property. The generously sized rear garden is laid mainly to lawn with a spacious paved area accessed from the kitchen, ideal for al fresco entertaining. The garden also benefits from a garden studio, offering a versatile office/bedroom space with electricity and heating.



The property is ideally situated on the edge of Henley and within easy reach of the centre.



The property has been sympathetically refurbished to provide a wonderful mixture of contemporary and period features.



## Situation

Northfield End is an attractive residential area of Henley, within a few minutes walk of the town centre, with its excellent shopping and cultural facilities, including small independent shops and bigger names, a weekly market, a multi-screen cinema and a theatre. The River Thames is a level walk away.

Henley-on-Thames is an attractive and vibrant market town in beautiful, unspoilt countryside approximately 35 miles west of London. The town is world-famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe and Badgemore golf clubs are all close by, and there is excellent walking beside the river and in the nearby Chiltern Hills.

The M4 and the M40, with links to the M25, are within 10 miles, and Henley Station provides a service to London Paddington. Oxford and Reading are easily accessible by road, rail and bus service.

There is a good range of state and independent schools in the area, including Rupert House, Trinity Primary School, Gillott's School, and Shiplake College to name just a few.



## Directions (RG9 2JL)

From Henley Bridge, upon entering Henley, proceed into the centre of town, bearing right at the set of traffic lights into Bell Street. Proceed along Bell Street and through to Northfield End; take the second exit at the roundabout and proceed on the Fairmile. The property is on the right.



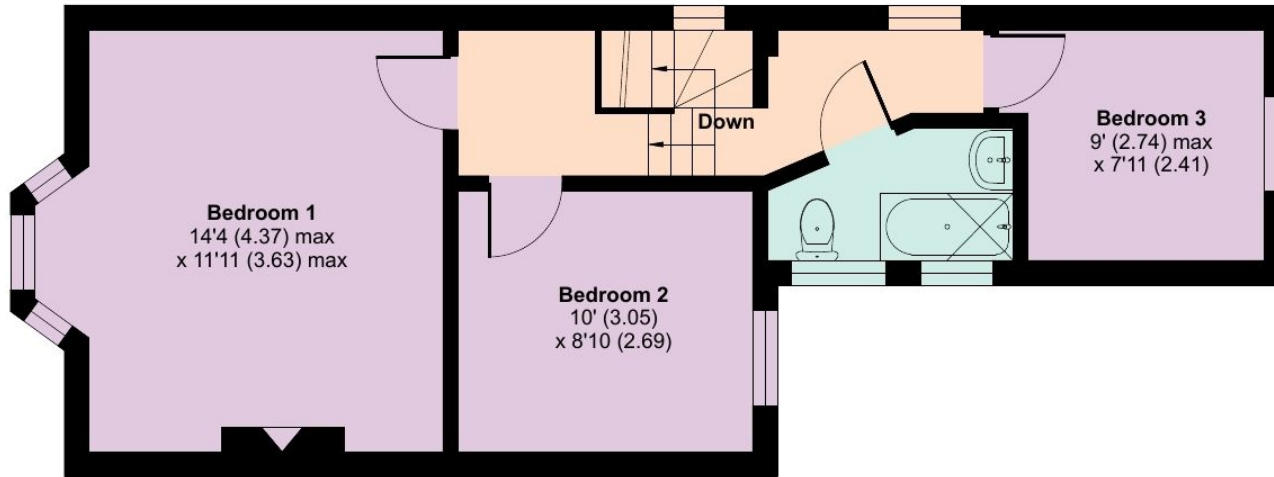
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Approximate Area = 928 sq ft / 86.2 sq m

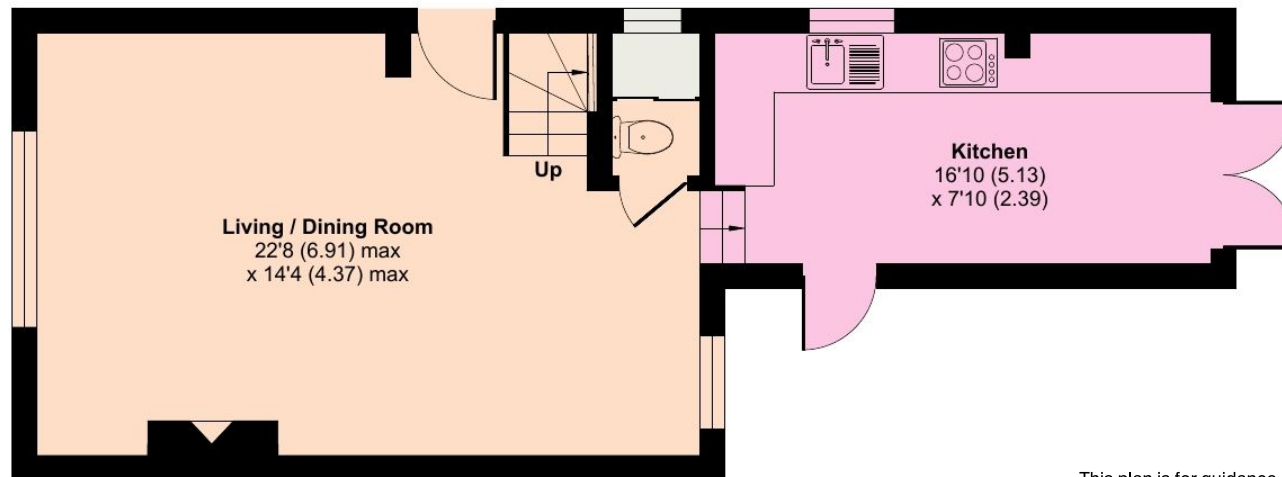
Outbuilding = 141 sq ft / 13 sq m

Total = 1069 sq ft / 99.2 sq m

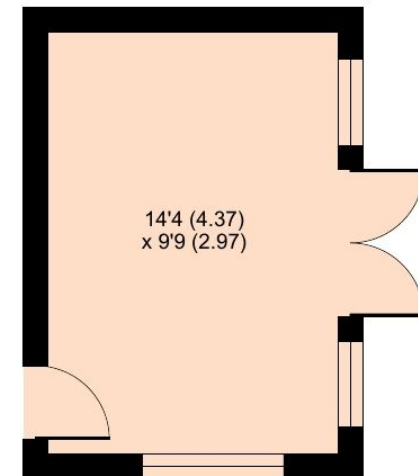
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Knight Frank. REF: 1074179

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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 2024. Photographs and videos dated January 2024.

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