



Ancastle Cottage

Paradise Road | Henley-on-Thames | Oxfordshire | RG9 1TP



**ROBINSON
SHERSTON**

Ancastle Cottage, Paradise Road, Henley-on-Thames, Oxon, RG9 1TP

Beautiful Grade II Listed Tudor detached cottage believed to date back to approximately 1580 with many original features. Extended over the years to provide flexible family sized accommodation. Private south facing gardens with heated swimming pool. Double garage and parking. Set in an elevated position just a short walk from the town and river.

For sale by private treaty. Freehold

Entrance Hall • Sitting Room with open fire and bread oven overlooking a private terrace area
Dining Room with open fire • Kitchen/Breakfast room • Further Reception Room overlooking the pool and terrace • Utility Room with toilet and shower • Cloakroom • Principle Bedroom with en suite and views across Henley towards Park Place • Four additional Double Bedrooms
Family Bathroom • Two room Annexe for multiple use

Henley Town Centre & Station within walking distance. (Paddington 50 minutes) Reading 8 miles, (Paddington 25 minutes) Heathrow Airport 20 miles, Central London 36 miles,

(Times and distances approximate).

Situation

Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival. The prestigious Leander Club, well supported Rugby Club and Phyllis Court, are all within walking distance.



Badgemore Primary School is a short walk, Gillotts Secondary School on the outskirts of town. Henley College also within a short walk. There is golf at Badgemore Park and Henley, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

The Property

This is a detached period family home a short walk of the town and the river. It is believed to have been built in Tudor times around 1580. It is a timber-framed house with the character and features you would expect with a cottage of this age. These include oak beams and doors, lattice windows, 2 inglenook fireplaces one with the original bread oven. The house was extended in Victorian times on the west side of the house forming a modern fitted kitchen/breakfast room. A staircase from the reception room leads to a first floor 2 room annexe, ideal for au pair or additional bedrooms or studio/home office /gym leading to the terrace top tier of the garden with lapsed Planning Permission for conservatory.

Gardens and Grounds

The private gardens are well screened and south facing, arranged over three tiers with each level having a door from the house, the second reception room leading onto the sheltered heated swimming pool with a feature original telephone box which has been transformed into a shower. The whole area surrounded by well stocked flower borders. The patio is ideal for entertaining.

Services:

Mains services: Mains gas, electricity and water. drainage.

Council Tax: Band G

The amount payable 2020/21 = £3,276

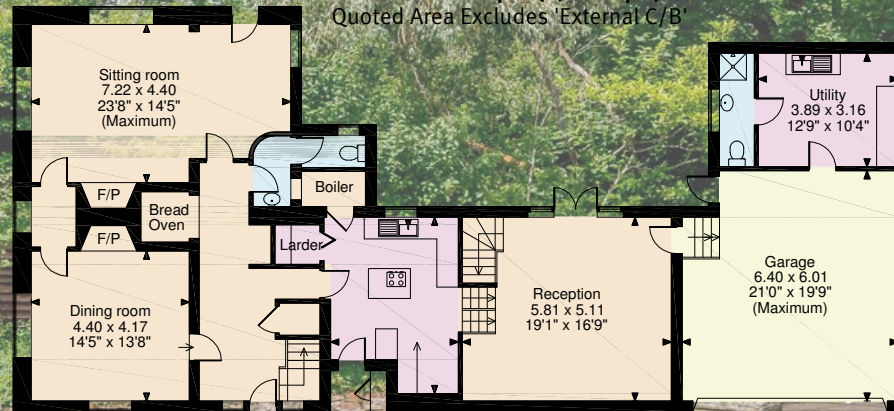
Directions RG9 1TP

At the top of Hart Street proceed past the market square and leave the town up Gravel Hill with the Town Hall on your right. The property will be found on the left hand side on the corner of Paradise Road, opposite the entrance to Friar Park.

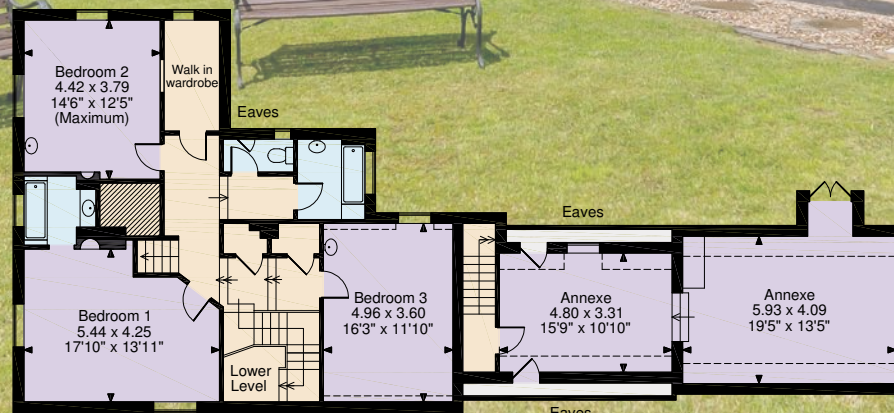
Viewing: By prior appointment with Joint Sole agents
Robinson Sherston Henley office 01491 411911
sales@robinsonsherston.co.uk
OR Savills Henley office 01491 843000 henley@savills.com



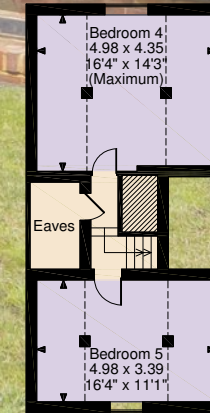
Paradise Road, Henley-on-Thames
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 267sq.m (2,876sq.ft)
Garage = 37sq.m (400sq.ft)
Annexe = 31sq.m (331sq.ft)
Total = 335sq.m (3,607sq.ft)
 Quoted Area Excludes 'External C/B'



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

□ □ □ Denotes restricted head height
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Please Contact the Henley Office
Robinson Sherston, The Old Forge, 16 Bell Street,
Henley-on-Thames, Oxfordshire RG9 2BG
Also at Watlington

Savills Henley-on-Thames
58-60 Bell St, Henley-on-Thames RG9 2BN
savills.co.uk

Sales Disclaimer:
 IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.