

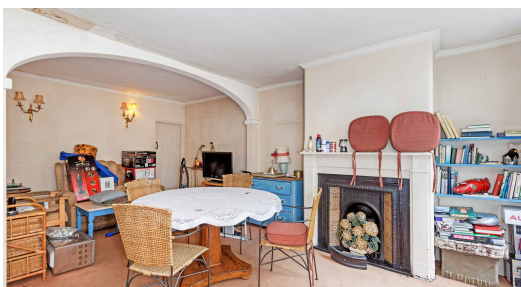


## GEORGIAN TOWN HOUSE WITH POTENTIAL

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15 NEW STREET  
HENLEY-ON-THAMES, OXFORDSHIRE





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15 NEW STREET, HENLEY-ON-  
THAMES, OXFORDSHIRE

Entrance hall ♦ sitting room ♦ snug  
♦ kitchen ♦ 4 bedrooms ♦ bathroom  
♦ garden

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### Directions

From the main traffic lights in Henley-on-Thames turn right towards Marlow. Continue down Bell Street and take the next right into New Street. Number 15 will be found on the left hand side.

### Situation

New Street is located in the centre of the historic riverside town of Henley-on-Thames, close to all major amenities including a supermarket, hospital, a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington (from 25 mins). The M4 (J8/9) is approximately 6 miles distant providing access to Heathrow and the motorway network. There are excellent schools in the area including Rupert House prep school, and sporting facilities include golf at a number of local courses and boating on the Thames.





### Description

15 New Street is a charming Grade II listed, terraced cottage situated in the heart of the town. The property does need some modernisation, but has great potential to subject to the usual listing/planning consents.

The sitting room is to the front with bay indow and a working fireplace. The living/dining room is to the rear and has doors opening to the garden and also leads through to the kitchen which has a range of floor and wall mounted units with space for appliances and door to the garden. On the first floor there is a double bedroom to the front, two further bedrooms and a bathroom. On the second floor there is a further double bedroom

### Outside

The rear cottage garden is paved with raised flower beds and is enclosed by brick walling and there arte also a couple of outbuildings to include a greenhouse and summerhouse.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

#### Local authority

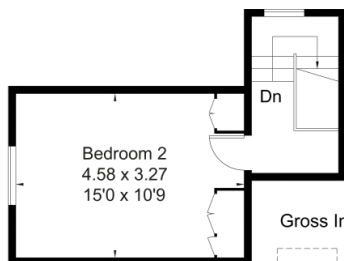
South Oxfordshire District Council

#### Post Code


RG9 2BP

#### Viewing

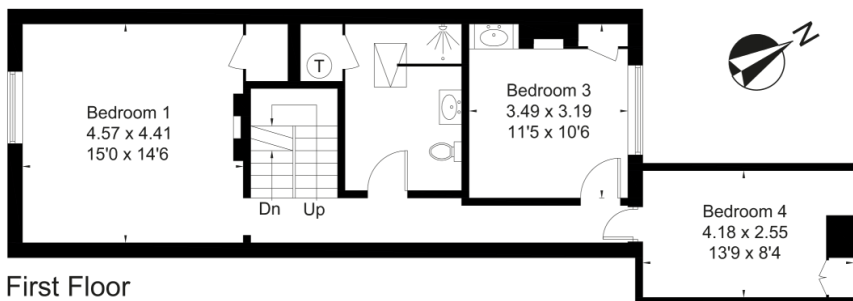
Strictly by appointment with Savills.



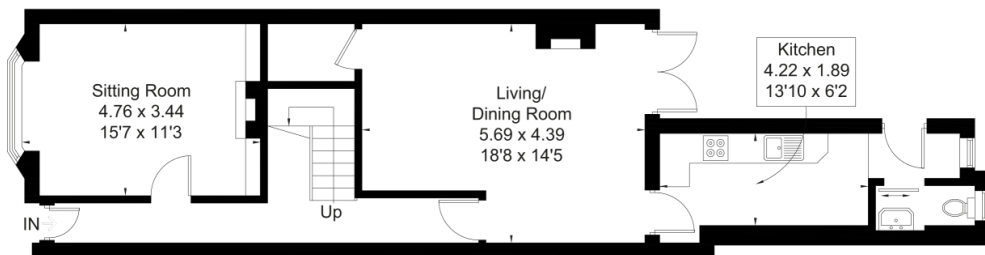
Gross Internal Area (approx) = 152.9 sq m / 1646 sq ft

 = Reduced headroom below 1.5m / 5'0

## Second Floor



## First Floor



## Ground Floor

**Savills Henley**  
60 Bell Street, Henley-on-  
Thames, RG9 2BN  
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**01491 843 001**

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