



A rare Edwardian home in need of modernisation

42 St. Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LW

Freehold



Entrance hall • sitting room • family room • kitchen / breakfast room • basement • 5 bedrooms • shower room loft • driveway parking • garage • stable with hayloft rear garden measuring 60m (197ft) X 10.4m (34ft)

Situation

St Marks Road is one of the most sought after residential roads in Henley, being less than a mile from Henley town centre, the railway station and the River Thames. It has the advantage of easy access to all major amenities including a supermarket, cinema, theatre, a fine variety of shops, public houses and restaurants.

There is a train service from Henley to Twyford, with access to Reading and London Paddington (with Crossrail due 2021/22).

The area is well served for state and private schools including Trinity School, Rupert House, Cranford House, Reading Blue Coat, The Abbey School for Girls and Queen Anne's in Caversham. The nearby countryside offers miles of extensive walking and riding.

Description

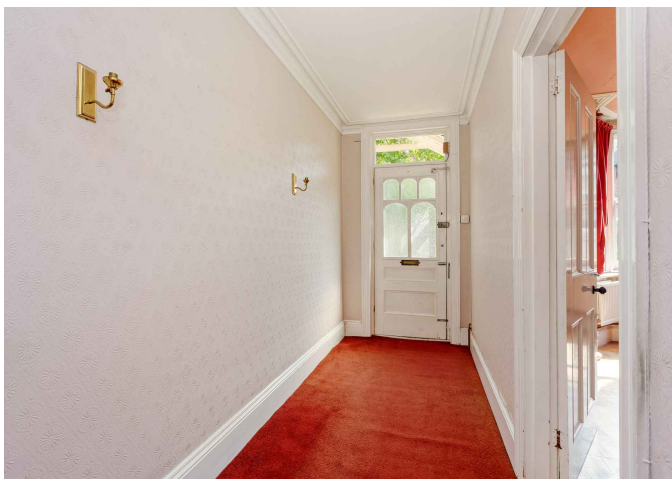
A stunning semi detached early Edwardian family home, benefitting from many original features such as original fireplaces and cornicing. The house is being offered for sale for the first time in 60 years, offering an excellent opportunity to update and extend (subject to the usual planning consents) and create a modern family home.

The entrance hall leads into the sitting room at the front of the property and features a bay window and door through to the family room that has access to the garden via French doors.

At the back of the house is the kitchen/breakfast room with door to the garden. There is a basement that offers substantial storage space and is accessed from under the stairs. There is a downstairs W.C. accessed via the kitchen/conservatory.

The first floor has five bedrooms and a family bathroom.

There is a large loft that is ideal to be converted to provide an extra bedroom suite.





Outside

To the front of the property there is off street parking on a gravel driveway to a garage and a paved path via a pedestrian gate leading to the front door.

The rear garden, that can be accessed via a side gate from the front is a particular feature of the property. It measures 60 meters (197ft) deep x 10.4 meters (34ft) wide.

There is an original stable building with a hayloft above, that is ideal to be converted into a home office, granny annex etc, subject to the usual consents.

Directions

From New Street proceed straight over at the traffic lights signposted to Reading. Follow Thameside along the river and bear right into Station Road. At the traffic lights at the T junction turn left into Reading Road. St Marks road is the second road on the right. Continue up St Marks Road crossing over Vicarage Road and No 42 St. Marks Road can be found after a short distance on the right hand side.

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

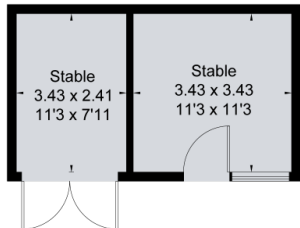
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

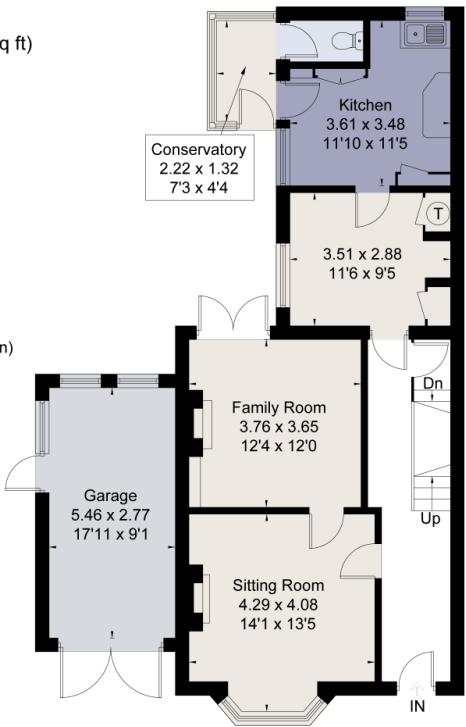
Approximate Area = 139.9 sq m / 1506 sq ft
Basement = 12.9 sq m / 139 sq ft
Garage = 15.3 sq m / 165 sq ft
Stables = 20.7 sq m / 223 sq ft
Total = 188.8 sq m / 2033 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
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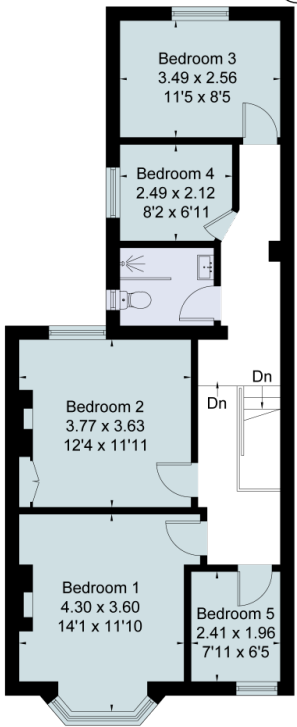
(Not Shown In Actual Location / Orientation)



Basement

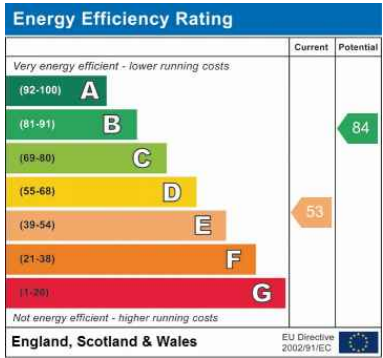


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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