



A Grade II listed home set in the heart of the town

West Hill House, West Street, Henley-on-Thames, Oxfordshire, RG9 2ED

Freehold



Kitchen • utility room • dining room • sitting room
conservatory • media room/study • W.C. • principle
bedroom en suite • 2 further double bedrooms • shower
room • walled courtyard garden • parking • garage

Situation

The property is centrally located in Henley-on-Thames town centre with all major amenities including 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.

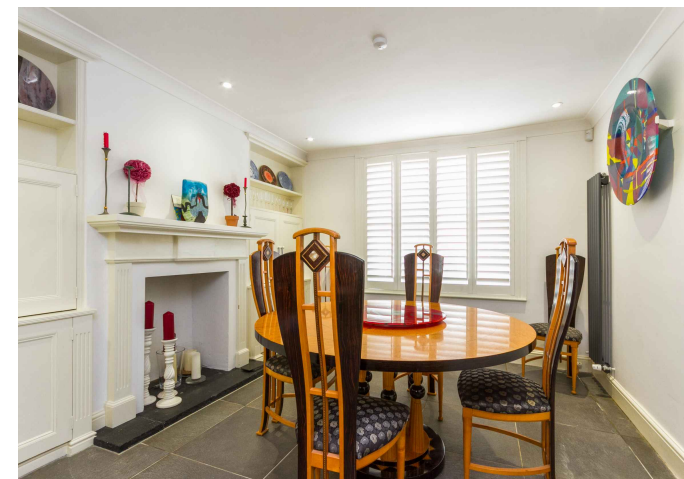
The M4 (J8/9) and M40 (J4) are easily accessible via the A404 approximately 6 miles distant providing access to Heathrow and the motorway network. There are schools of excellent repute in the area and sporting facilities include golf at a number of local courses and boating on the River Thames.

Description

A fantastic Grade II listed home, beautifully presented and renovated to a high standard. Set in the heart of the town with the rare benefit of parking and a garage.

Main features include;

- Kitchen with a range of cupboards, Aga and separate utility room
- Stunning sitting room with feature log burner and French doors to the garden.
- Conservatory/breakfast room overlooking the garden.
- Media room/study with fitted cupboards and shelving
- Principle bedroom with en-suite bathroom, two further double bedrooms and shower room
- At the back of the house is a beautiful fully paved walled south-facing courtyard garden with water feature. This can be easily accessed via French doors from the sitting room, conservatory and the hallway.
- Secure off street parking space and a separate garage.





Directions

On approaching Henley-on-Thames over the bridge, continue straight on into Hart Street. At the traffic lights proceed straight across and onto the Market Place. Carry on up the hill and turn right into Hop Gardens and then immediately right into West Street. Follow the lane down and West Hill House will be found on the right.

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.

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.



Approximate Area = 187.7 sq m / 2020 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
Garage = 15.5 sq m / 167 sq ft
Total = 203.2 sq m / 2187 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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