



A 19th century cottage in the heart of the town

9 Friday Street, Henley-on-Thames, Oxfordshire, RG9 1AN

Freehold



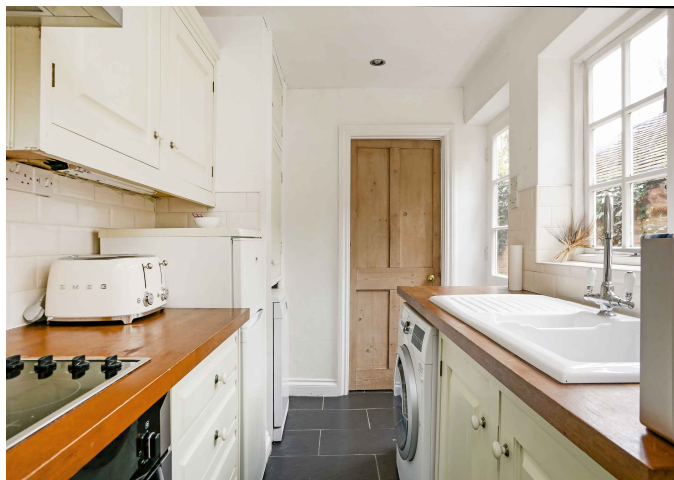
Sitting room • dining room • kitchen • W.C • principal bedroom • two further double bedrooms • bathroom garden • residents parking.

Situation

The property is in a highly sought after location within the historic riverside town of Henley-on-Thames. All major amenities including a fine variety of shops, public houses and restaurants are within easy reach. Henley railway station is close by and provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington. The M4 (J8/9) is approximately 6 miles distance 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 charming Grade II listed cottage dating back to the early 19th century. The property has been well-maintained by the current owners and presents a blank canvas for a new occupier to stamp their mark. The ground floor comprises of two similar sized reception rooms, with a feature fireplace in the dining room leading to the galley kitchen and W.C. A large principle bedroom on the top floor is provided with good integral storage, followed by a bathroom and two further double bedrooms on the first floor. The property comes with the added feature of recently approved planning permission for a contemporary addition to the kitchen. The previous extension which was built in 1985 will be replaced with a new sloping skylight and fully glazed door to the garden to improve the natural light and layout to the rear of the house. Further details can be provided on South Oxfordshire District Council's website with ref P20/S1812/LB.





Outside

The garden has been regularly maintained and is low-maintenance with slab paving throughout. The previously mentioned planning permission, also includes a timber clad 'garden room' at the bottom of the garden which could be used as a home office or additional living space.

Directions

Entering Henley over the bridge turn left at the traffic lights into Thames Side. Take the first right hand turn into Friday Street and number 9 can be found on the right hand side.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

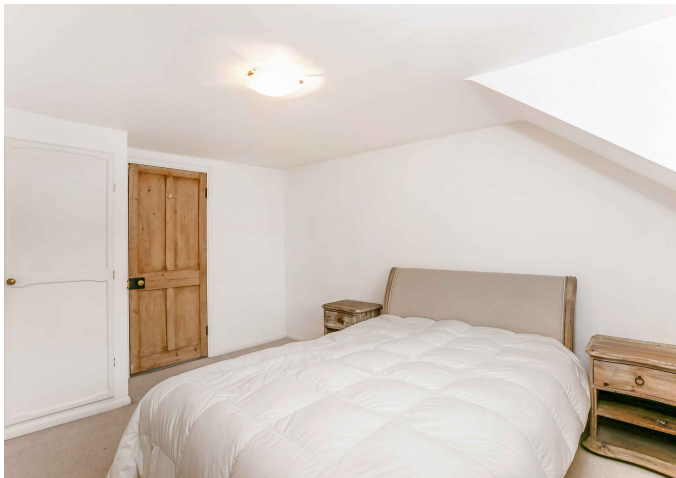
All mains services are connected. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

Local authority

South Oxfordshire District Council

Viewing

Strictly by appointment with Savills.



Approximate Area = 96.8 sq m / 1042 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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