



Charming Grade II Listed Cottage

5 Hop Gardens, Henley-on-Thames, Oxfordshire, RG9 2EH

Freehold



Entrance hall • ground floor bathroom • sitting room
dining room • kitchen • principal bedroom • two further
bedrooms • garden • outbuilding

Directions

From our offices in Henley-on-Thames, proceed through the Market Place and up Gravel Hill with the town hall on your right. Half way up Gravel Hill and just before the entrance gates to Friar Park on your right, turn right into Hop Gardens. At the bottom of the road, take the second entrance onto the horseshoe and the property is the first on your right.

Situation

The property is situated in a highly sought after residential road in the heart of 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) provides access to Heathrow and the motorway network.

Description

Hop Gardens is a charming and rarely available Grade II Listed cottage, which has been maintained and closely cared for, for over half a century.

The home offers a brick and flint exterior and presents an ideal opportunity to update internally throughout. The entrance hall leads to two well-proportioned reception rooms, with the sitting room including a working fireplace, galley kitchen and ground floor bathroom. On the first floor are three bedrooms, with a large principal bedroom overlooking the rear garden.

Outside

To the front is a private walled entrance, with small patio providing access to the rear door and outbuilding. A rear garden path leads to the south-facing rear garden, which is predominately laid to lawn and is protected from the road with a large mature hedgerow.

Tenure Freehold with vacant possession on completion.

Services All mains services are connected. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

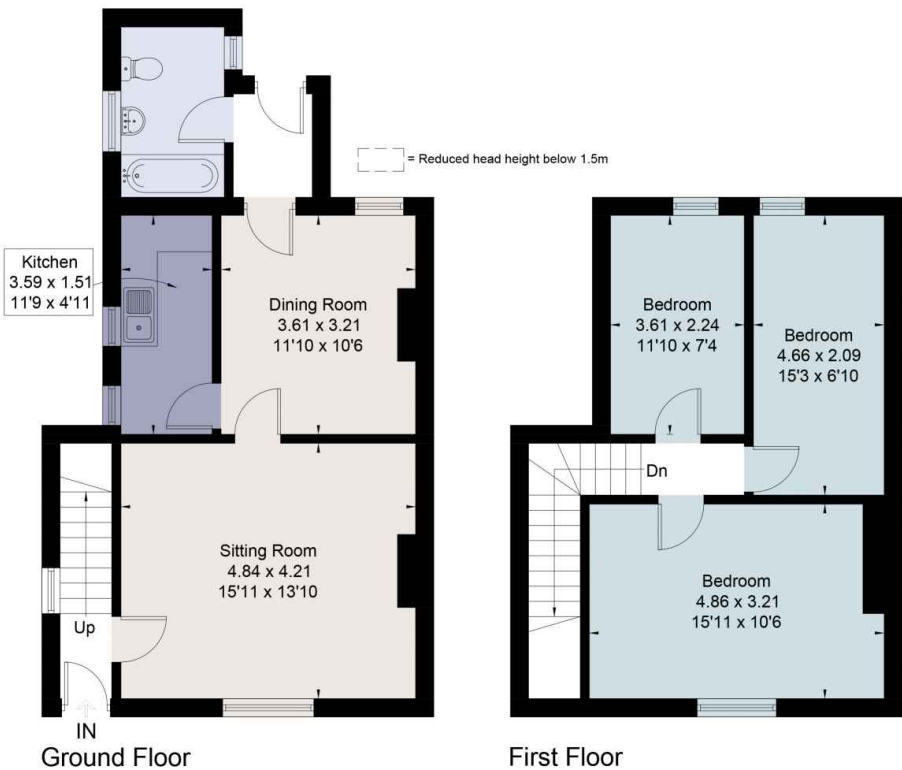
Local authority South Oxfordshire District Council

Viewing Strictly by appointment with Savills.





Approximate Area = 92.5 sq m / 996 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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