



A beautifully renovated Victorian villa

Clifton Villa, 11 Vicarage Road, Henley-on-Thames, Oxfordshire, RG9 1HF

Freehold



Sitting room • family room • kitchen / breakfast room
utility room • cloakroom • 4 / 5 bedrooms (1 En Suite)
family bathroom • garden

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. Take the 1st Turn right in to Hamilton Avenue, and follow the road round in to Vicarage Road and Clifton Villa will be found on the left hand side.

Situation

On 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 (branch line) as well as Reading & Twyford (mainline) to London Paddington.

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

Description

An attractive semi-detached family home, dating back to 1895 which has been completely renovated by the current owners whilst retaining the character feel. The renovations include new double glazed windows throughout, bespoke shutters to the front windows, re-wired, re-plumbed, re-plastered, new quality flooring throughout, fully insulated, damp proofing, new kitchen and bathrooms both with high quality fittings.

The property now provides a light and airy home with flexible accommodation. The hall has oak floors and leads to the sitting room at the front, with large bay window and Victorian style fireplace. The second reception room is an ideal family room or formal dining room.

The kitchen /breakfast room is fitted with a range of floor and wall mounted units with some integrated appliances with further space for a study/ TV area which leads to the utility room with French doors out to the garden. There is also a cloakroom off the hall.





To the first floor the principal bedroom has a bay window overlooking the front and an en suite shower room. There are 2 further double bedrooms and a family bathroom. On the second floor there is a further double bedroom and a study / bedroom 5 (restricted head height).

Outside

To the front there is a small enclosed garden which is laid to lawn with a mature hedge and flower borders. The rear garden has been landscaped with a large decking area leading to the remainder of the garden which is mainly laid to lawn with a number of plants and shrubs. There is a newly built summer house and further shed.

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.

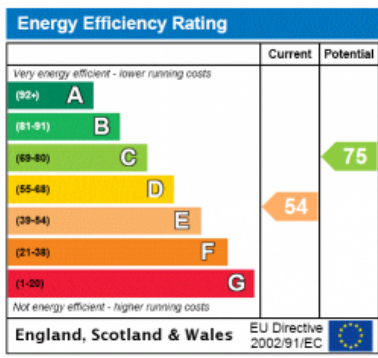
Viewing

Strictly by appointment with Savills.

Approximate Area = 145.3 sq m / 1564 sq ft
Including Limited Use Area (9.9 sq m / 106 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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