



# Stylish period home with contemporary finishes

14 Queen Street, Henley-on-Thames, Oxfordshire, RG9 1AP

Freehold





Entrance hall • sitting room • kitchen/dining room  
 utility room • cloakroom • basement • 4 bedrooms  
 family bathroom • 2 en-suite shower rooms • rear garden  
 • residents parking

### Situation

14 Queen Street is located in an enviable location, within striking distance of all that Henley has to offer, including a fine variety of shops, pubs, restaurants and walking distance to Henley railway station which provides a link to the mainline railway stations in Reading and Twyford with a fast service to London, Paddington. More comprehensive facilities can be found in nearby Reading and Maidenhead. The M4 (J8/9) is within close proximity 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.

### Directions

From entering Henley-on-Thames via Henley Bridge turn left at the traffic lights into Thameside. At the T-junction, turn right into Friday Street and take the next left into Queen Street. No 14 can be found on the right hand side.

### Description

A charming Victorian home which has been sympathetically upgraded in recent times to combine its original period features with improved contemporary finishes. The entrance hall leads to the sitting room at the front with feature bay window and working wood-burning stove.

The open-plan kitchen/dining room has been extended to the rear of the property to provide a spacious entertaining area and has been finished to a high-standard. The kitchen is fitted with neutral wall and base units with integrated appliances and is filled with an abundance of natural light via a roof lantern and French patio doors with a west-facing aspect. In addition is a separate utility and cloakroom.

On the first floor are three bedrooms, one with en-suite shower room and a modern family bathroom with large bath and walk-in shower. On the second floor is the fourth bedroom with additional en-suite bathroom and access to storage in the eaves.







### Outside

The quaint rear garden is of a westerly aspect and is low-maintenance throughout with a decked patio area. To the front of the property is resident's parking.

### 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

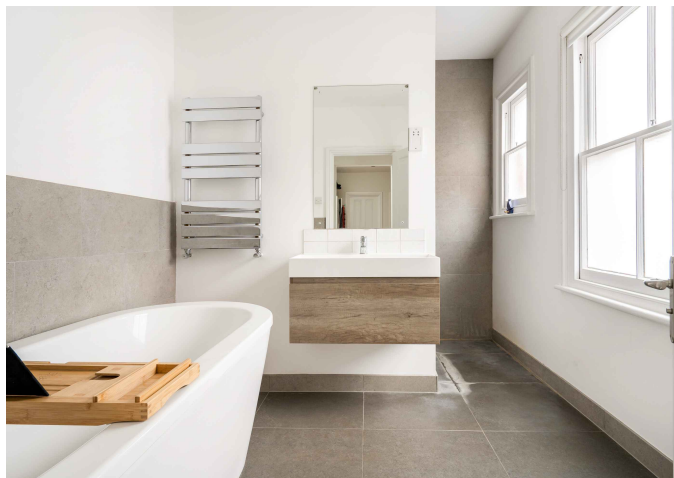
South Oxfordshire District Council

### Energy Performance

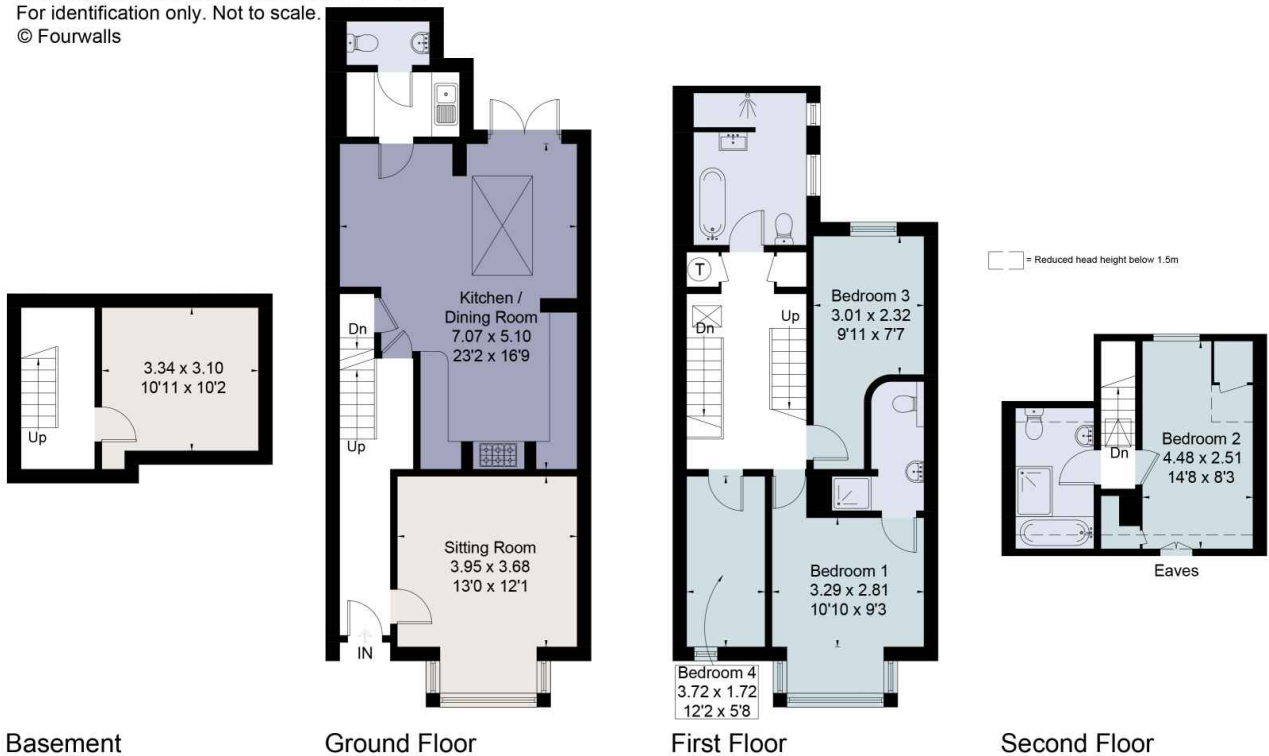
A copy of the full Energy Performance Certificate is available upon request

### Viewing

Strictly by appointment with Savills

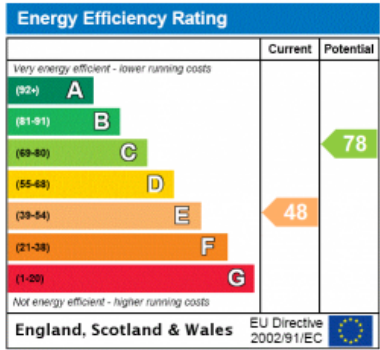


Approximate Area = 139.8 sq m / 1505 sq ft  
Basement = 16.9 sq m / 182 sq ft  
Total = 156.7 sq m / 1687 sq ft  
Including Limited Use Area (3.6 sq m / 38 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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