



# Charming Grade II listed home in the heart of town

1 Bell Lane, Henley-on-Thames, Oxfordshire, RG9 2HP

Freehold





Entrance hall • dining room • kitchen/breakfast room  
sitting room • garden room • utility • W.C • bedroom 1  
with en suite & dressing room • 2 further bedrooms with  
shared bathroom • garage • parking • garden

### Directions

Leave Henley on the A4130 (Bell Street). Immediately before the first mini roundabout turn right into Bell Lane. No 1 Bell Lane can be found on the left hand side at the end of the lane.

### Situation

Situated in a superb position in one of the most sought after locations in the town, close to the River Thames and rarely available to the market, the property has the advantage of easy access to all major amenities including a supermarket, cinema, theatre, a fine variety of shops, public houses and restaurants.

The cottage is also within walking distance of Phyllis Court. There is a train service from Henley (via Twyford) and Reading 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. The nearby countryside offers miles of extensive walking and riding with the Thames Path close by.

### Description

A charming early 17th century Grade II listed 3 bedroom cottage that is located in the highly desirable Bell Lane, close to Henley town centre and all its amenities.

Off the entrance hall is the dining room that overlooks the front and features built in bookshelves and wooden floor. Accessed off the dining room is the kitchen and sitting room and stairs to the first floor. The kitchen has a dual aspect and features a flagstone floor, Rayburn range, fridge-freezer, gas hob and electric oven, integrated dishwasher, with wall and base units under a granite work-surface with tiled splash-backs.

The delightful sitting room is at the back of the house and is accessed from the kitchen and dining room. The room features a beautiful stone hearth with a gas log burner fire, wooden floors and French doors to the walled garden, as well as through to the conservatory / garden room.

The conservatory / garden room also enjoys French doors to the garden, as well as an internal door to the utility room.







The utility room has plumbing for a washing machine and tumble dryer, access to the garage and back into the hall where the cloakroom can be found completing the ground floor accommodation.

Stairs lead from the dining room to the first floor. Bedroom 1 has dual aspect, en suite bathroom and dressing room. Bedroom 2 enjoys a front aspect and built-in wardrobes. There is a shared shower room with Bedroom 3 which is a large single bedroom with a window to the side.

#### **Outside**

At the front of the property, there is parking and access to the single garage with electric up-and-over door. There is side access to the rear garden, via a secure gate.

The attractive enclosed rear brick-and-flint walled garden is partly paved with a large patio area, there is a small area of artificial lawn and mature ornamental beds.

#### **General remarks and stipulations**

#### **Tenure**

Freehold

#### **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.

#### **Energy Performance**

N/A Grade II Listed building

#### **Viewing**

Strictly by appointment with Savills.



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savills.co.uk

**Contact**  
Savills Henley  
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Approximate Area = 123.5 sq m / 1329 sq ft  
Garage = 13.1 sq m / 141 sq ft  
Total = 136.6 sq m / 1470 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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