



An Elegant Edwardian home on sought after road

41 St. Marks Road, Henley-on-Thames, Oxfordshire, RG9 1LP

Freehold



Sitting room • dining room • kitchen • utility • ground floor shower room • cellar • 5 bedrooms • family bathroom • en suite shower room • off-street parking south westerly facing rear garden • no onward chain

Situation

St. Marks Road is one of the most sought after residential roads in Henley, within close proximity to 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 to Twyford, with access to Reading and London Paddington (with Cross rail due late 2021/22). The area is well served for state and private schools including Trinity School, 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.

Description

An elegant Edwardian semi-detached home being offered for sale for the first time in over 30 years. The property benefits from many original details and offers generous proportions throughout. To the front of the property are two similarly sized reception rooms with high ceilings and a feature bay-window in the sitting room.

The long entrance hall then leads you to a functional family kitchen, with exposed brickwork, plenty of wall/base units and has space for a breakfast table. In addition, to the rear is a utility and ground floor shower room. Accessed via stairs in the hall is a vast cellar split into three separate areas and is ideal for storage.

On the first floor there are three good sized double bedrooms all with integrated wardrobes, a family bathroom and a smaller fourth bedroom which could be used as a study. Leading to the top floor is a large principal bedroom which has been historically converted and includes an en suite shower room and dressing area.





Outside

At the front of the property there is a block paved driveway for two vehicles and has a walkway shared with number 43 which provides side access to the rear garden. The south westerly facing rear garden is in a gradual elevated position with three separate areas. To the front of the garden is a patio area which is ideal for al-fresco dining.

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.

The garden is then split initially with beautifully manicured borders with shrubs, trees and flowers and then leads to a lovely water feature and private seating area. Additional steps provide a lovely view of the rear elevation of the property and gives extra space for gardening.

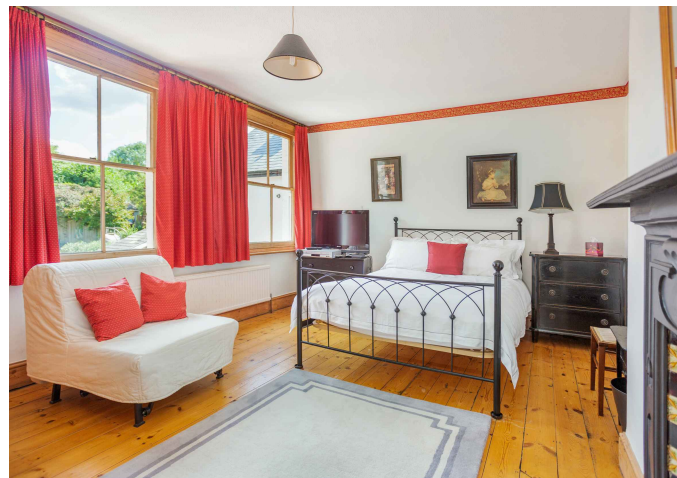
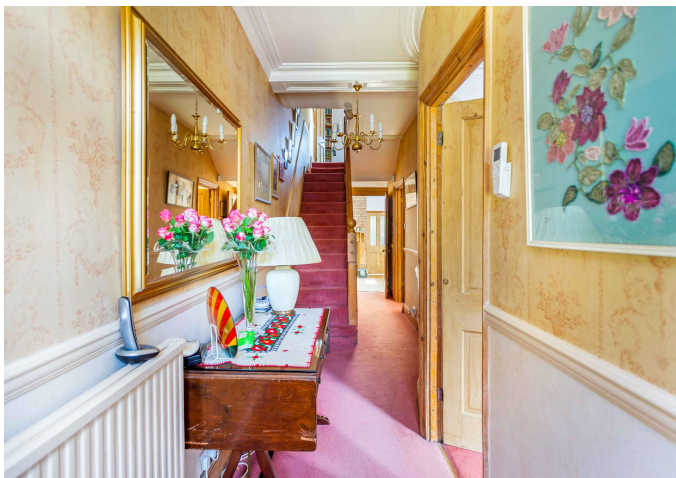
General remarks and stipulations

Tenure

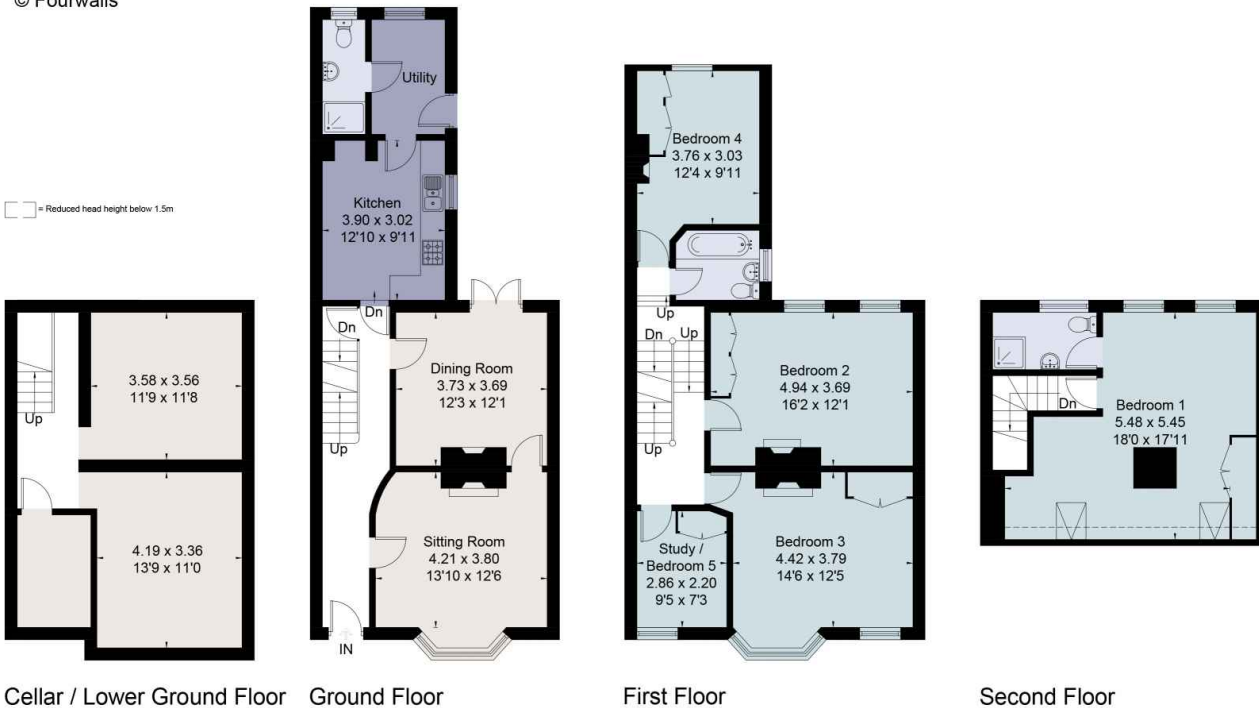
Freehold with vacant possession on completion.

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.**

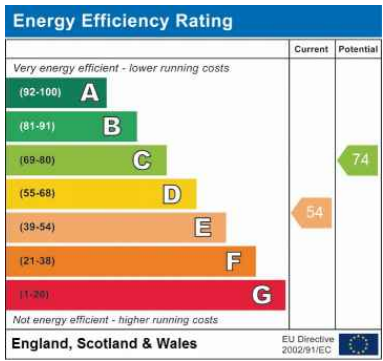


Approximate Area = 170.8 sq m / 1838 sq ft
Cellar = 44.1 sq m / 475 sq ft
Total = 214.9 sq m / 2313 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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