



## A charming and extended cottage close to town

1 Clisby Villas, Fairmile, Henley-on-Thames, Oxfordshire, RG9 2LB

Freehold





Entrance porch • sitting room • kitchen • breakfast room  
shower/utility room • 2 double bedrooms • family  
bathroom • patio garden

### Directions

From our office in Bell Street, proceed out of Henley-on-Thames into Northfield End. Continue straight on at the two roundabouts. Heading down the Fairmile, 1 Clisby Villas will be found on your right hand side set back from the road approximately 800 yards along.

### Situation

The property is situated to the north of the historic riverside town of Henley-on-Thames, within walking distance of all major amenities including the train station, supermarket, hospital, a fine variety of shops, pubs and restaurants as well as the private Phyllis Court Members' Club. 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. There are schools of excellent repute in the area and sporting facilities which include golf at a number of local courses and boating on the Thames. A particular note is the Henley Royal Regatta and Festival.

### Description

The property has been well loved and enjoyed over the last number of years and has a number of charming features as well as having been extended.

From the entrance porch, the front door opens into the sitting room. There is an attractive bay window to the front as well as windows to the side. The focal point to the room is the open fireplace. A door leads through to the kitchen and there are stairs going to the first floor.

The kitchen has a range of wall and base units along with space for various appliances and a gas fireplace. An archway opens through to the extension, that makes a wonderful breakfast room. Patio doors open from here to the garden. A door adjoining the room opens into the shower/utility room. There is a walk in shower, space for the washing machine and underfloor heating.

On the first floor, there are two double bedrooms and a family bathroom. The main bedroom enjoys a view over the front and has a built in cupboard.







### Outside

There is space to the front of the property where one could park. A shared side gate leads to the rear garden. The rear patio garden is laid with paving and is enclosed with plenty of space for potted plants. A pretty brick & flint wall sits to the rear and the area would be great for outside dining.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession upon 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

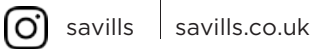
South Oxfordshire District Council  
Council Tax Band - E

#### Viewing

Strictly by appointment with Savills.



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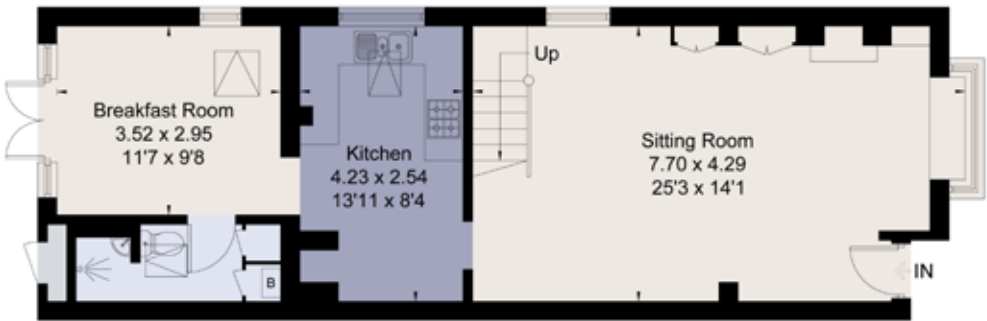


**Contact**  
Savills Henley-on-Thames  
**01491 843001**  
henley@savills.com

Approximate Area = 96.4 sq m / 1038 sq ft  
(Excluding External Cupboard)  
Including Limited Use Area (1.0 sq m / 11 sq ft)  
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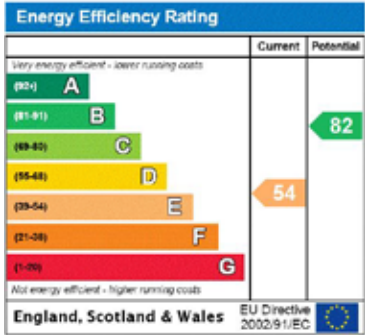


First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 309843



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