

**Approximate Gross Internal Area 1982 sq ft - 184 sq m**

Ground Floor Area 716 sq ft – 66 sq m

First Floor Area 675 sq ft – 63 sq m

Second Floor Area 591 sq ft – 55 sq m



**Guide Price**  
**£1,145,000**

**New Street, Henley-on-Thames**

Full of character, a charming Grade II Listed cottage in the centre of Henley

- Period character cottage
- Original features
- Spacious sitting room
- Eat-in kitchen with AGA
- Dining room and Study
- 3/4 Bedrooms
- Landscaped courtyard garden

**Historic period cottage in town centre**

- Henley town centre
- Marlow 8 miles
- Reading 10 miles
- M4 (J8/9) 11 miles
- London 36 miles
- Heathrow Airport 22 miles





## Red Cross Cottage

Red Cross Cottage is a charming Grade II Listed timber framed house, believed to have been built over 400 years ago and formerly an inn to the Brakspear Brewery Maltings next door.

Packed full of original features, there is good head height and exposed beams throughout. With a luxurious finish, the house has been carefully updated to preserve the original character whilst offering surprisingly light and bright contemporary features including stunning bathrooms and comfortable bedrooms.

There is a spacious, double aspect, sitting room with a roaring log fire, white painted beams and a polished oak floor. A number of half stairs lead to the study, with herringbone oak floor, cloakroom, a formal dining room with unique wine storage and the well-fitted kitchen/breakfast room with claret red electric AGA, hand made units, and a door to the landscaped courtyard garden.

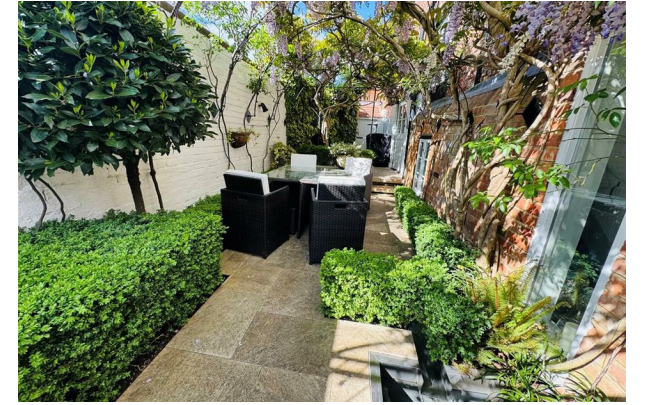
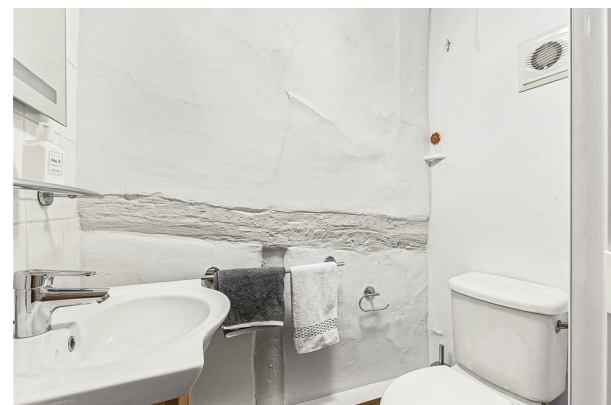
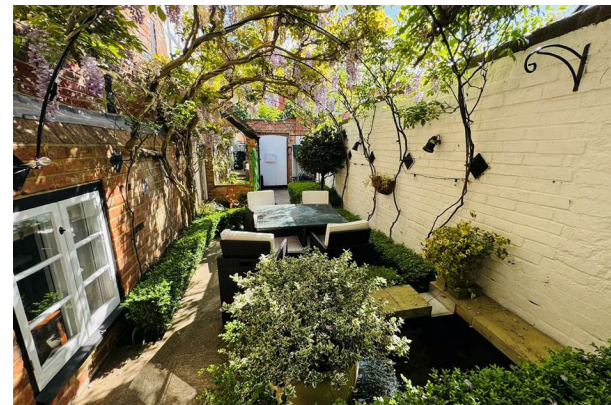
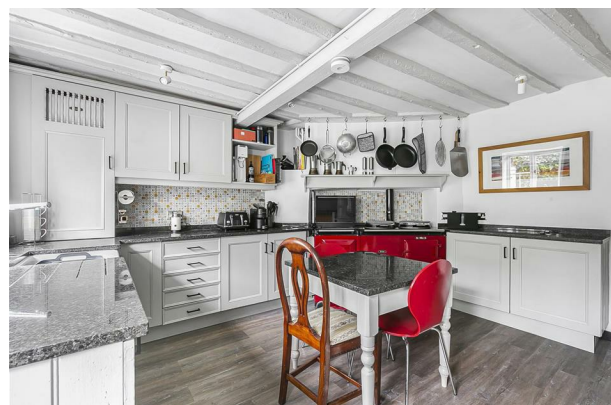
There are four bedrooms, on various levels, all beautifully appointed, two smart bath/shower rooms and an en-suite cloakroom.

## Historical Note

The former Red Cross Inn sold ale next to the malthouse yard for nearly two hundred years from 1790. It was originally one of several which extended round the yard, known as Floyd's Tenements, the rents of which went to the Charity of Richard Dunt, by his will of 1589 giving "8s to each of eight aged men."

## Outside

Entered via a private, secure cast iron gate, the small walled garden has been beautifully landscaped with a water feature and lush climbers. The paved courtyard has iron pergolas clad in wisteria and roses for a sumptuous summer display. Clipped box hedging adds formal greenery and there is an array of outside lights for night time entertaining.



## Situation

Red Cross Cottage is in New Street, one of the iconic streets full of period buildings in the centre of the town, just up from the River Thames. Henley-on-Thames is an attractive market town situated in beautiful and unspoilt countryside, approximately 36 miles west of Central London. Henley offers a wide range of excellent shopping, prize winning restaurants as well as a 3 screen cinema and theatre. The town is world famous for the annual Henley Royal Regatta and hosts the Henley Festival of Music & Arts, Henley Literary Festival amongst many other events throughout each year. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all close to the cottage.

## Services

All mains connected. Gas fired central heating. Electric AGA. South Oxfordshire Council Tax Band: G EPC Exempt as Grade II Listed.

## Directions

Post Code: RG9 2BP What3Words: ///feasting.onion.gamer

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*