

Approximate Gross Internal Area 1025 sq ft - 95 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor



**Guide Price
£800,000**

Hop Gardens, Henley-on-Thames

A delightful and rarely available Grade II Listed cottage, close to Henley town centre.

- Grade II Listed period cottage
- Charming brick and flint exterior
- Two reception rooms
- Extended kitchen
- Two bedrooms
- Refitted bathroom
- Private rear garden
- No onward chain

A Charming brick & flint Grade II listed cottage, close to Henley town centre

- Henley town centre 1/4 mile
- Marlow 8 miles
- Reading 8 miles
- Oxford 23 miles
- London 45 miles
- Heathrow 27 miles



16 Hop Gardens

This is a delightful and rarely available Grade II Listed cottage, lovingly maintained by its current family for several decades. This charming home boasts a stunning brick and flint exterior, and offers an exciting opportunity for internal updates as desired.

The entrance hall leads to two generously sized reception rooms. The sitting room features a working fireplace, and the kitchen has been extended with a side aspect widow. On the first floor, you'll find two comfortable bedrooms and a modern bathroom room.

Outside

The property is accessed through a private walled entrance, leading to a courtyard area that provides access to the rear door and outbuildings. A side path takes you to the tranquil rear garden, which is predominantly laid to lawn and bordered by mature hedging, shrubs, and trees, ensuring privacy from the road.

Services

Mains services: Electricity / water / drainage.

Council Tax: South Oxfordshire District Council
Band E
EPC Rating: Listed building



Directions

Postcode: RG9 2EH

what3words:///reclusive.museum.encoded

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: 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.