# Robinson Sherston

# 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

01491411911

First Floor



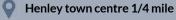
# **Guide Price** £800,000

# 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



Marlow 8 miles

Reading 8 miles

Oxford 23 miles

**Q** 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.