

8, Rupert Close
Henley-On-Thames
Oxfordshire
RG9 2JD

Henley Station 8 mins walk. London (Paddington) under 1 hour via Twyford. M4 (J 8/9) 9 miles, Heathrow airport 22 miles, Central London 36 miles
(Times and distances approximate)



Immaculately presented house with a south facing garden located in a highly regarded cul de sac moments from central Henley and the Phyllis Court Club

Entrance porch | Living room | Dining room | Cloakroom | Kitchen | Principal bedroom with en suite shower room and dressing room | Guest bedroom with en suite bathroom | Integral garage | Allocated residents parking space | South facing garden

Guide Price £985,000 Freehold



8 Rupert Close

Rupert Close is a very sought-after location, being a peaceful cul de sac of white fronted houses arranged around a residents parking area.

No8 is a fine example with generously proportioned accommodation arranged over two floors. The house is entered through an enclosed porch into the open plan living room which is a lovely light and bright room.

The stairs to the first floor are set back to one side, from here one can access the cloakroom. The dining room and kitchen are to the rear. The dining area has french doors stepping out to the garden and the kitchen which is well-appointed with integrated appliances, also has access to the integral garage.



Upstairs the landing is again nice and light with access to the loft (via a loft ladder), there is a useful utility cupboard housing the washing machine and dryer. The main bedroom which is double aspect, has an en suite shower room and a recessed dressing room with a door and "Juliette" balcony. The second bedroom is also a generous double with an en suite bathroom.

Garden and grounds

The rear garden is a particularly fine feature of the property, with the favoured southern aspect it is a real suntrap and lets plenty of light into the house. The garden has been designed to be low maintenance, laid with "Astroturf" with raised flower beds, beautiful mature planting presents a delightful area that is accessed from both the kitchen and the dining room.

Situation - Central Henley

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 and regional farmers markets. The prestigious Leander Club, well supported Rugby Club and Phyllis Court (a private members club), are all within walking distance. There are numerous primary and secondary schools as well as Henley College which also offers adult learning facilities. There is golf at Henley and Huntercombe, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

Mains services: Electricity / water / sewerage

Council Tax: South Oxfordshire District Council
Band F

EPC Rating: C



Contact the Robinson Sherston Henley Office: 01491 411911



Viewings

Strictly by arrangement with Robinson Sherston on 01491 411 911, 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.



Rupert Close

Approximate Gross Internal Area 113.92 sq m / 1226 sq ft

Garage Area 13.24 sq m / 143 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		