

**Approximate Gross Internal Area 1879 sq ft - 175 sq m**

Lower Ground Floor Area 526 sq ft – 49 sq m

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 496 sq ft – 46 sq m

Second Floor Area 371 sq ft – 35 sq m

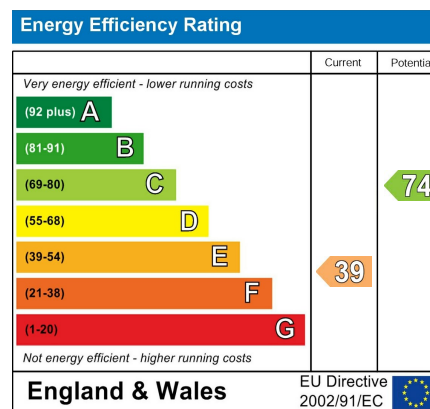


Lower Ground Floor

Ground Floor

First Floor

Second Floor



**Guide Price  
£1,650,000**

**Queen Street**

A beautifully appointed Arts & Crafts period property with original features, blending historical charm with cool contemporary interiors.

- Historic Henley town house
- Beautifully presented in excellent order
- Stylish new bathrooms
- Open-plan kitchen/dining and family room
- Private garden
- Two parking spaces

**Elegant renovated  
period home in  
Henley town  
centre**

- Henley town centre
- Marlow 8 miles
- Reading 8 miles
- M4 (J8/9) 9 miles
- London 37 miles
- Heathrow Airport 23 miles



## 25 Queen Street

This beautifully appointed Arts & Crafts period property is one of just six on Queen Street. Originally constructed circa 1879 as a merchant's townhouse, the property has a brick and tile-hung façade with ornate, decorative gabled painted elevations.

Stylishly renovated, remodelled and modernised, all the bathrooms have been refitted and the house cleverly retains many of its original features including high ceilings, painted panelling and polished wooden floors.

Stone steps lead up to the front door and into the panelled hallway. On this floor is the elegant drawing room with high ceilings, bay window, oak flooring, original fireplace and built-in bookcases. Double doors open to the sitting room with painted and tiled fireplace, French windows to a balcony with steps down to the garden. There is a stylish cloakroom. On the lower ground floor is the contemporary kitchen/breakfast room with porcelain oak effect floor, dresser unit, central island, an excellent range of painted wall and floor units with integrated appliances including range cooker, fridge freezer and dishwasher.

There is room for a dining table and a family/tv area with original fireplace and built-in bookcases. Double doors lead to the courtyard and steps up to the garden. The utility room has plumbing for a washing machine and tumble dryer.

From the hallway, steps lead up to the first floor where there are 3 bedrooms, one with en-suite shower room, and a family bathroom. On the top floor, is the principal bedroom suite, a lovely large room with a luxurious shower room and a good range of wardrobes.

## Outside

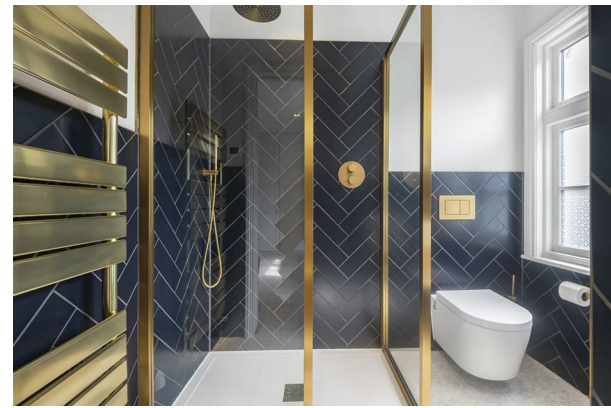
There is a gravel parking area to the front of the property, suitable for 2 cars. A wrought iron side gate leads to the back garden. Accessed from the sitting room and kitchen is the charming garden, mainly laid with pet and child friendly Astro turf and partly walled. There are mature bushes and shrubs making this extremely private and a paved terrace catches the last of the afternoon sun at the end of the garden.

## Services

All mains connected. Gas fired central heating.  
Property is not listed.  
South Oxfordshire District Council, Tax Band G.  
EPC Rating: E.  
Additional parking available with resident's parking permit.

## Location

Queen Street is a quiet residential road close to all of Henley's excellent shopping and cultural facilities which include small independent shops as well as bigger names, a weekly market, multi-screen cinema and a local theatre.



This attractive and vibrant market town is situated in beautiful and unspoilt countryside approximately 35 miles west of London. The town is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. Henley, Huntercombe, Temple and Badgemore golf clubs are all close by and there is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area with Trinity Primary and St Mary's and Rupert House prep schools just a short distance away.

## Directions

Post code: RG9 1AR. What3Words: //incline.pirate.headliner

## 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.*