



Queen Street
Approximate Gross Internal Area = 173.79 sq m / 1870.65 sq ft



= Reduced headroom below 1.5m / 5'0"

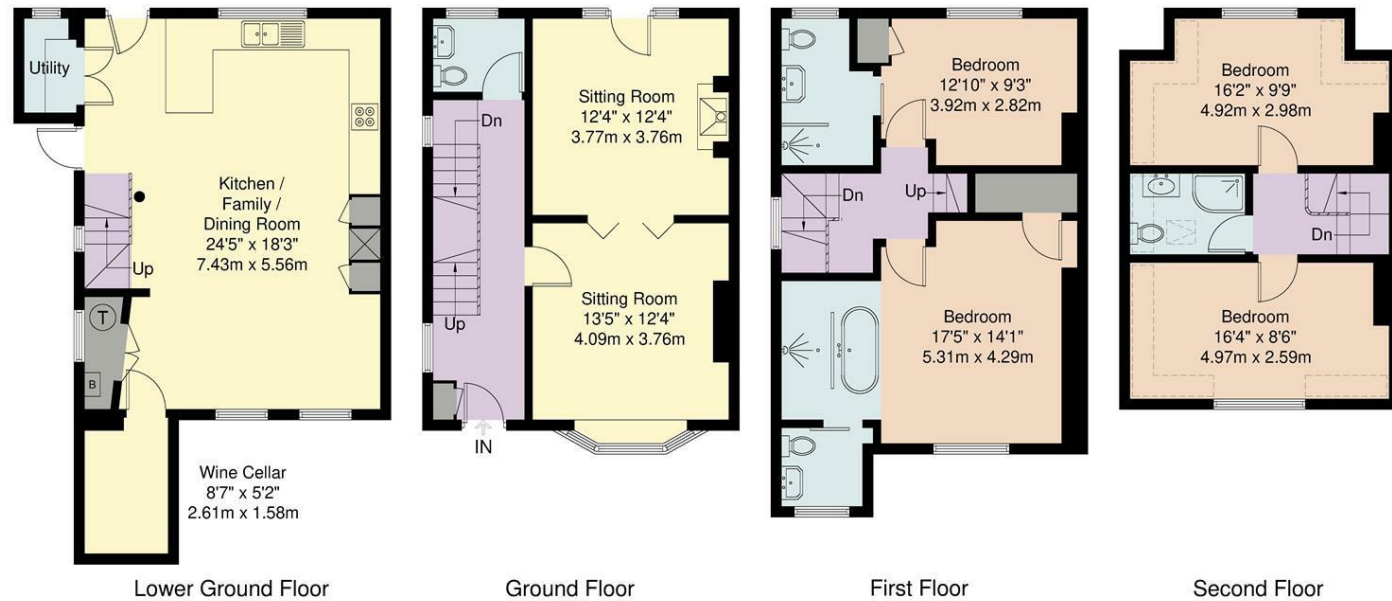


Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Guide Price
£1,650,000

Queen Street, Henley-on-Thames

One of Henley's unique 'Painted Ladies', a fully refurbished and beautifully presented Arts & Crafts family home renovated to a high standard, with garden and parking.

- Centre of Henley
- 4 Bedrooms, 3 bathrooms
- Fully renovated
- Walled garden
- Private parking for 3 cars
- No Chain

Smartly
refurbished period
property in town
centre

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



Property

Number 31 Queen Street is a fine period home, renovated to create split level contemporary interiors whilst retaining elegant features such as high ceilings and decorative plaster work.

From the gravel driveway, steps lead up to the front door and into the spacious entrance hall. The double length, double aspect sitting room has an open fire place and a balcony leading to the rear garden. Folding doors can transform this room into two stylish receptions if required.

Stairs leads down to the stunning kitchen and dining room. Fitted with modern inky blue units and quartz work tops, there are integrated appliances including Miele ovens, electric hob, dishwasher, fridge, freezer and a butler's sink. A window frames the view over the garden. There is a generous dining and sitting area and a separate wine store and utility cupboard with washing machine and tumble dryer.

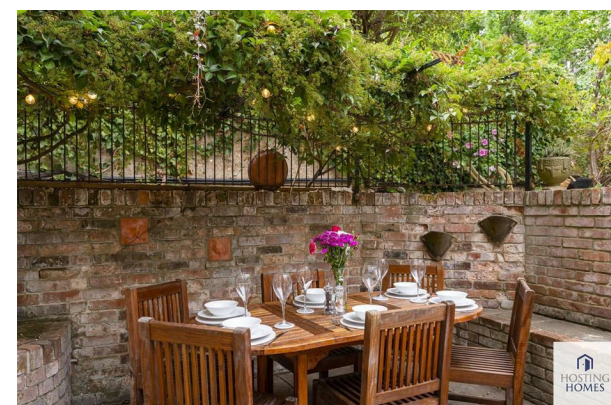
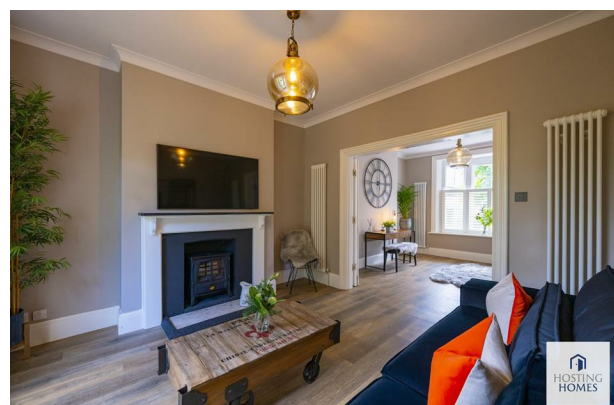
On the first floor is the principal bedroom with cloakroom and en-suite bathroom with copper bath tub and double shower. The second bedroom has an en-suite shower room and there are two further bedrooms on the second floor as well as a further luxurious bathroom.

Garden

The house is approached over gravel parking where there is space for 3 cars. The rear walled garden is a pretty feature with a private sunken patio area and established trees and shrubs, adding year-round colour.

Situation

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 theatre. The station is within a short level walk.



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.

Services

Mains Gas, Electricity, Water and Drainage. Water softener. New central heating throughout, new lighting and plumbing including new bathrooms Council Tax: South Oxfordshire District Council - Band: F. EPC Rating: C.

Directions

Post Code RG9 1AR What3Words ///bulky.lizard.certainty

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.