

107, St. Marks Road
Henley-On-Thames
Oxfordshire
RG9 1LP

Henley-on-Thames 1 mile, Twyford 4.3 miles (direct train to Paddington 39 mins), Reading 7 miles, M4 (Jct 10) 14 miles, M4 (Jct 8/9) 10.6 miles, Heathrow 23 miles, Central London 40 miles.

Distances and times are approximate



Five bedroom detached family home in highly sought after area of Henley-on-Thames

**Kitchen | Dining room | Conservatory | Cloakroom | 3 reception rooms | Study | 3
Bedrooms with en suite | 2 Further bedrooms | Family bathroom | EPC: D**

Guide Price £1,295,000



Abbottsleigh

Abbottsleigh is a charming family house that has been in the same ownership for over thirty years.

The accommodation is arranged over two floors and very flexible and there is, in our opinion still further potential to explore.

The house is entered through a covered porch into the hallway which connects to the study, front room, cloakroom, kitchen/family room, and a generous living room. The living room leads through to the conservatory/garden room.

Upstairs are two comfortable bedroom suites, two further double bedrooms, and a family bathroom.

A particularly fine feature of the house is the self-contained annexe, which has an open plan living room and kitchen on the ground floor with a bathroom and bedroom on the first. There is a connecting door to the main house.

Overall this is a light bright and clearly happy home with an elegant atmosphere and wonderfully suited to family living.



Garden and Grounds

The house is approached from St Marks Road onto a generous driveway with two separate entrance ways providing ample parking for a number of cars.

The rear garden is absolutely beautiful and clearly has been a passion for the current owners. The garden is principally laid to lawn with interesting zones for relaxation and play with mature planting, year-round colour and some lovely specimen trees ensuring privacy and enjoying the favoured southerly aspect ensuring the sun all day.

There are some useful outbuildings including a lovely garden cabin.





Situation

St Marks Road is a highly sought after residential road in Henley within walking distance to the town centre, the railway station and the River Thames and nearby schools.

Henley-on-Thames is an attractive market town situated in beautiful and unspoiled countryside, approximately 36 miles west of Central London.

Henley offers a wide range of excellent shopping facilities, prize-winning restaurants, cinema and The Kenton 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 excellent primary and secondary schools as well as Henley College and the area is well served for state and private schools including Trinity School, Rupert House, Cranford House, Reading Blue Coat, The Abbey School for Girls and Queen Anne's in Caversham

There are golf facilities in Henley and Huntercombe, equestrian centres, racing at nearby Ascot, Windsor and Newbury, and excellent walks beside the river and in the nearby Chiltern Hills.

Services

Mains services: Electricity / water / sewerage

Council Tax: South Oxfordshire District Council

Council Tax Band: G

Amount payable 2021: £3408.90

EPC: D

Viewings

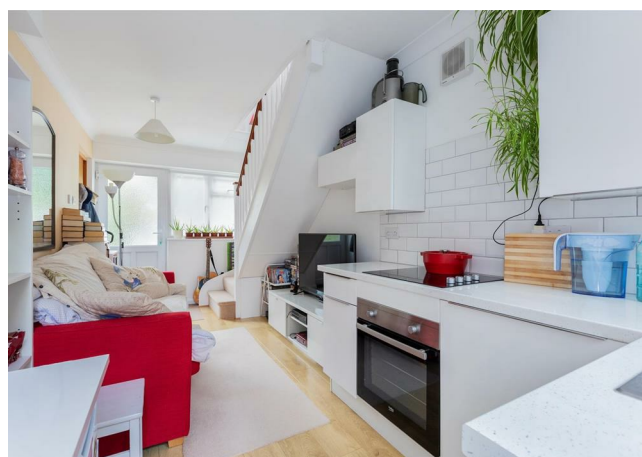
Strictly by arrangement with Robinson Sherston

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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.



St Marks Road

Approximate Gross Internal Area 201.05 sq m / 2164 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	