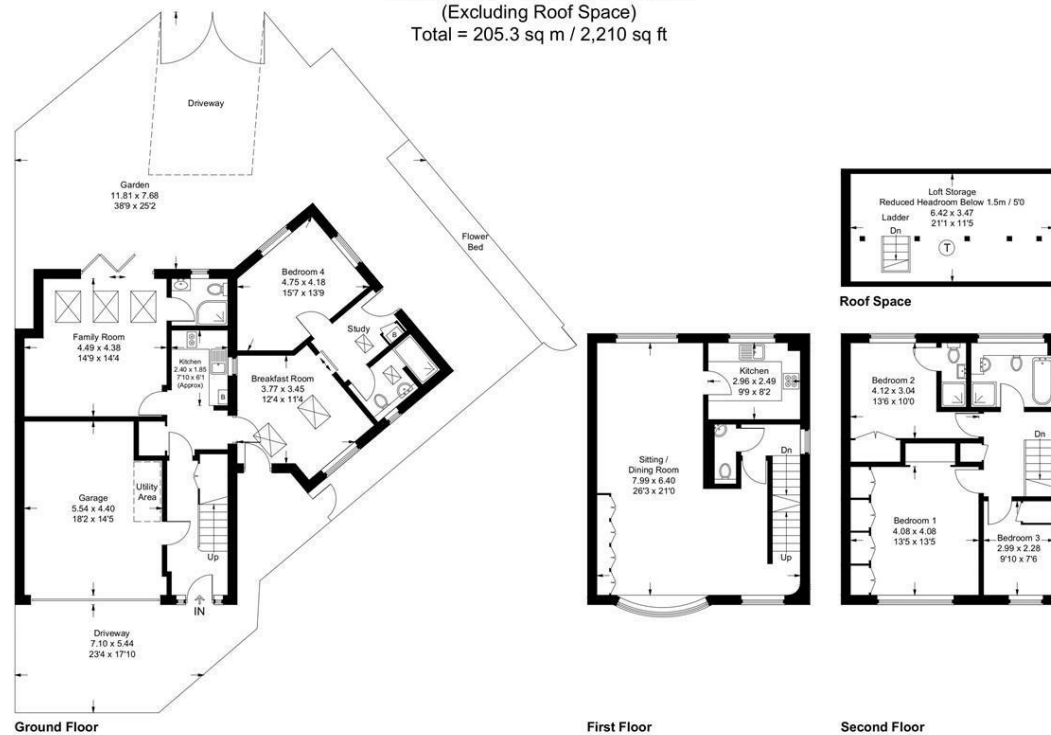
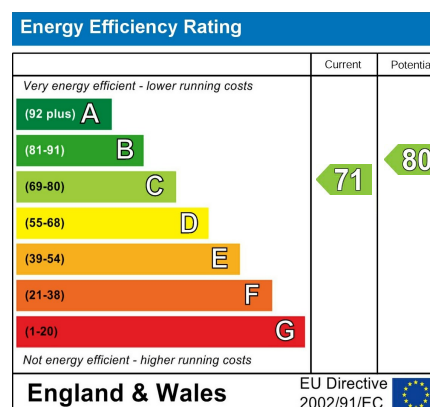


9 Baronsmead

Approximate Gross Internal Area
Ground Floor = 100.7 sq m / 1,084 sq ft (Including Garage)
First Floor = 52.3 sq m / 563 sq ft
Second Floor = 52.3 sq m / 563 sq ft
(Excluding Roof Space)
Total = 205.3 sq m / 2,210 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Guide Price
£1,550,000

Baronsmead, Henley-on-Thames

A beautifully presented, newly refurbished town house with self-contained ground floor apartment.

- Beautifully refurbished
- Ground floor self-contained apartment
- 4 Bedrooms, 4 bathrooms
- Private parking, garage and gated driveway
- Walled courtyard garden
- Level walk of town and shops
- Over 2200 sq ft

Smart Townhouse
within a level walk
of shops

- Waitrose 0.3 mile
- Phyllis Court Club 0.4 miles
- Twyford 5 miles
- M4 (J8/9) 11 miles
- London 34 miles
- Heathrow 23 miles



9 Baronsmead

Sitting at the end of this quiet cul-de-sac, 9 Baronsmead has been the subject of complete renovation. The ground floor has a luxurious one bedroom self-contained apartment which, together with the upper two floors, creates a unique home particularly suited to multi-generational living and more than doubling the ground floor living space. Uniquely, the property has a gated entrance off Badgemore Lane providing private parking and a low maintenance courtyard garden.

From the downstairs rear entrance, a door leads into the ground floor apartment, fitted with plantation shutters. There is a hallway, a spacious bedroom, bathroom and breakfast room. The kitchen is well-fitted with all new appliances and has a filtered cold water tap. There is a generous light and bright sitting room with roof lights and bi-fold doors leading to the courtyard. Also on this floor is the heated garage with remote control door and utility area.

On the first floor is the charming double aspect, air conditioned open plan sitting and dining room. This has a bay window to the front and bespoke built-in bookshelves/media unit. There is a cloakroom and kitchen with painted Shaker style units, glass splashback and fitted appliances.

On the second floor is the principal bedroom with air conditioning and bespoke built-in fitted wardrobes and dressing table. The second bedroom has an en-suite shower room. There is a smart marble tiled bathroom with slipper bath and a further single bedroom or study.

Outside

From Badgemore Lane, double automatic timber gates lead into the private parking area for 3 cars. This area has been professionally landscaped and is securely fenced and edged with planted borders. A gate leads round to the front of the house and into Baronsmead.



Renovation

Rewired and upgraded to LED lights and replumbed throughout. Two gas boilers. Dual air conditioning to main sitting room and principal bedroom. Plantation shutters throughout. Underfloor heating to bathrooms. Re-carpeted and decorated throughout. All internal doors replaced. Loft boarded and insulated. Security system with CCTV. Water softener. Professionally landscaped garden. Garage with insulated door.

Services

All mains connected. Gas fired central heating with 2 boilers. Water softener.
South Oxfordshire District Council, Tax Band F.
EPC Rating: C

Directions

Post code: RG9 2DL. (rear access post code, RG9 2JH) What3words: ///graceful.sunbeam.renamed

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.