



15 REGATTA VILLAS  
MEADOW ROAD  
HENLEY-ON-THAMES  
RG9 1BE

jacksons 



**A beautifully presented contemporary style detached home built in 2007 by Berkeley Homes, situated within a secure gated development close to the town centre affording views towards the river Thames.**

**Guide Price £595,000 Freehold**

- ENTRANCE HALL
- SITTING ROOM WITH SUN TERRACE & VIEWS TOWARDS THE RIVER
- KITCHEN/DINING ROOM
- SHOWER ROOM/CLOAKROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER & BALCONY
- TWO FURTHER BEDROOMS
- ALLOCATED PARKING
- GATED GROUNDS
- GAS CENTRAL HEATING
- LEVEL WALK TO TOWN CENTRE

### **Situation**

Henley town centre is within level walking distance and offers an excellent range of shopping including boutiques and an excellent selection of restaurants together with a 3-screen cinema and the Kenton Theatre. There are numerous recreational and leisure facilities in the town together with excellent communications via road and rail with Henley to London Paddington approx 50 minutes.

### **The Property**

15 Regatta Villas is a beautifully presented detached home built in a contemporary style by Berkeley Homes in 2007, with views towards the river Thames. The accommodation is arranged over three floors with the main sitting room on the second floor enjoying a covered balcony to take maximum advantage of the views. The property is exceptionally well equipped and the attractive enclosed garden has been landscaped and has a gate directly accessing Mill Meadows to the rear.

### **Accommodation**

#### **Ground Floor**

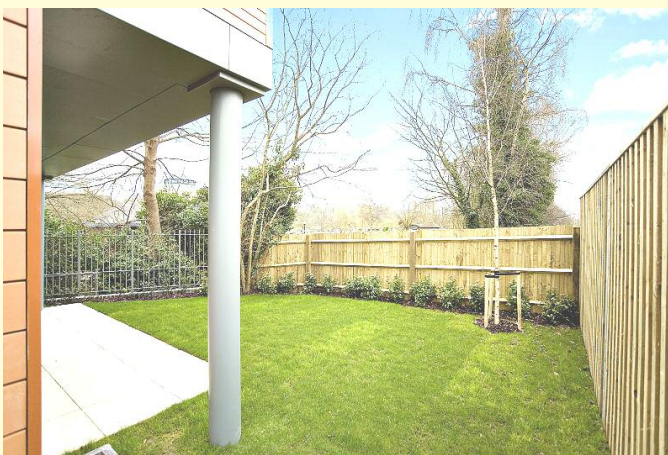
Door to entrance hallway with stairs rising to first floor level and doors to cloaks/shower room with tiled shower cubicle, low flush W.C. and wash hand basin. Door to a light, spacious and well equipped triple aspect kitchen/dining room, with sliding patio doors out to patio and garden.

#### **First Floor**

Stairs to first floor landing with doors to Master Bedroom with fitted wardrobes and enclosed balcony affording far reaching views towards the River Thames. Door to En-Suite Bathroom, comprising paneled bath, low level W.C., wash basin and tiled shower cubicle. Heated towel rail tiled splash areas. Further door to landing. Bedroom Two has a fitted wardrobe and aspect towards the river.

#### **Second Floor**

Landing with doors to Bedroom Three and to the Sitting Room; a light airy room with sliding doors to an enclosed balcony affording views towards the River Thames. Sliding Doors from the sitting room also open onto the third bedroom which would open up to an ideal entertaining area should the third bedroom be used for a reception room/study/dressing room.



### Outside

The property has an enclosed lawned garden with a gate giving access to Mill Meadows. There is a tiled patio area, and the garden is enclosed by panel fencing and railings. Each property within the development has one allocated parking space in the gated 'residents only' parking area behind the automated security entry system.

### Services

All mains services are connected.

### Local Authority

South Oxfordshire District Council

### Service Charge

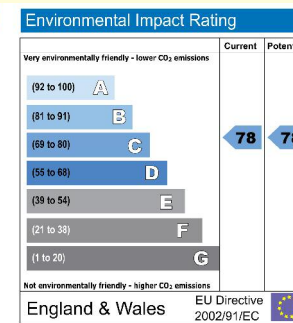
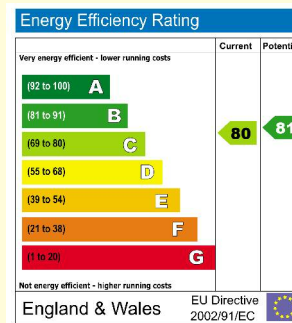
£653.00 per annum for 2012/2013.

### Viewing

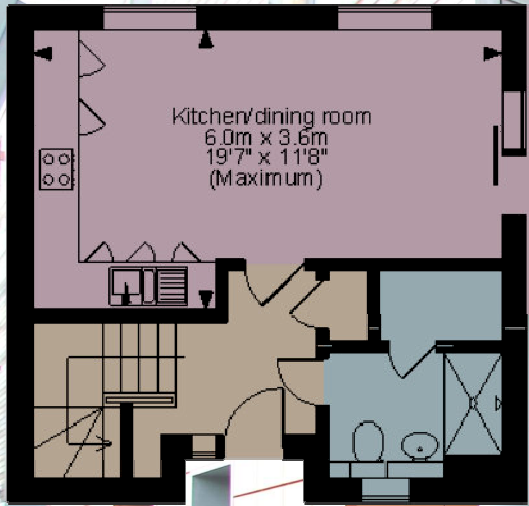
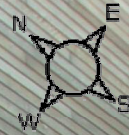
Strictly by appointment with Jacksons on 01491 412888

### Directions

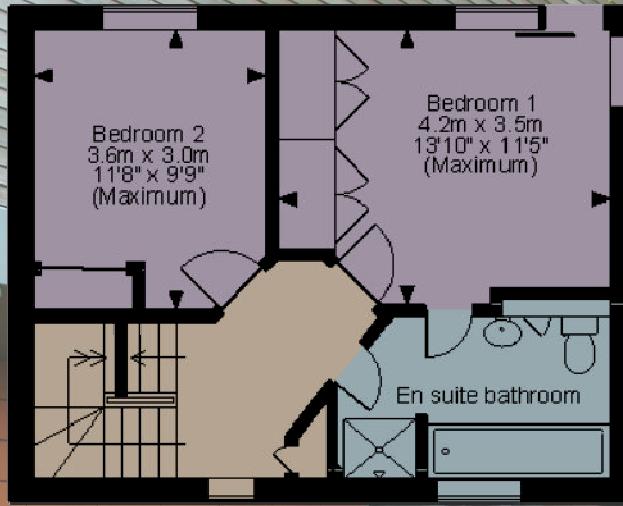
From our office in Hart Street, proceed towards the River and turn right just before the bridge into Thameside. Follow the road along towards the station and turn first left into Meadow Road and then right into the Regatta Villas parking area.



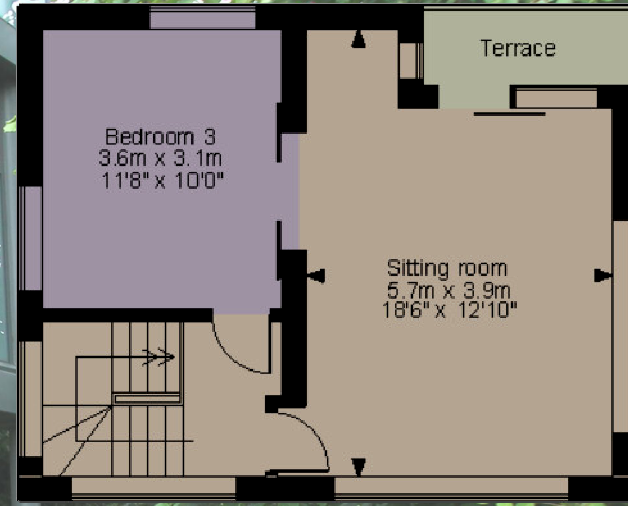
Meadow Road, Henley-on-Thames  
Approximate Gross Internal Area  
1216 Sq Ft/113 Sq M



Ground Floor



First Floor



Second Floor

01491 412888

30 Hart Street Henley-on-Thames  
Oxfordshire RG9 2AU

sales@jacksonsresidential.com



**IMPORTANT NOTES**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.