



Regatta Villas Meadow Road Henley on Thames RG9 1BE

A beautifully presented contemporary semi-detached home, within a gated development, centrally located for the station & town centre, with stunning views of The River Thames and secure parking.

Guide Price £800,000 Freehold

**LARGE MODERN KITCHEN/DINING ROOM with
SUN ROOM
LARGE LIVING ROOM with BALCONY
THREE DOUBLE BEDROOMS
ENSUITE BATHROOM
SHOWER ROOM
CLOAKROOM & UTILITY CUPBOARD
GAS CENTRAL HEATING (New Boiler 2023)
DOUBLE GLAZED WINDOWS
ENCLOSED DECKED GARDEN
SECURE PARKING SPACE
FAR REACHING PARK AND RIVER VIEWS**



Location

Meadow Road is attractively situated as the entrance to Mill Meadows, Henley’s park with direct Riverside access and within close walking distance of the centre of Henley on Thames. Also situated adjacent Henley Station which offers an excellent service into London (Paddington or Crossrail) via Twyford. Henley town centre offers comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a weekly market. The river Thames of course offers many attractions, including the international annual Royal Regatta, there are also excellent state and private primary schools, within easy walking distance.

The Property

The development known as Regatta Villas was built in 2007 by messrs Berkeley Homes, it is a secure gated development, located in a prime central location. The property is arranged over three floors and has been extended to the ground floor, providing addition space to the kitchen. The entrance hall has a spacious cloakroom with WC and storage cupboard, there is a useful Utility cupboard housing a Megaflo hot water cylinder with space for washing machine & tumble dryer. The kitchen is comprehensively fitted, with cupboards and deep drawer units, built in oven, AEG induction hob, integrated dishwasher and fridge/freezer. To the opposite end there is a part glazed roof and French doors, open onto the sunny decked garden.

On the first floor are two double bedrooms, the main bedroom having a spacious ensuite bathroom and Juliet balcony. There is a further shower room, both with WC’s. A cupboard houses the Worcester gas boiler (new in 2023). The second floor opens up into a bright and sunny living room with windows to three sides, sliding patio doors open onto a lovely covered balcony, with wonderful views across Mill Meadows to the River Thames. Sliding doors also access the third bedroom, which doubles as another reception space, fitted to one side with bespoke book case and cupboards.

Outside

The property is approached via electric pedestrian and vehicular gates, with an allocated parking space, there are also bin stores and bike storage to the front. The communal gardens have mature planting along the pathway that leads to each property.

The property has a private front access gate to a secluded decked area, enclosed by stylish fencing with outside lights. This extends to the side and rear of the property, as well as personal rear gate directly onto Mill Meadows.

Services

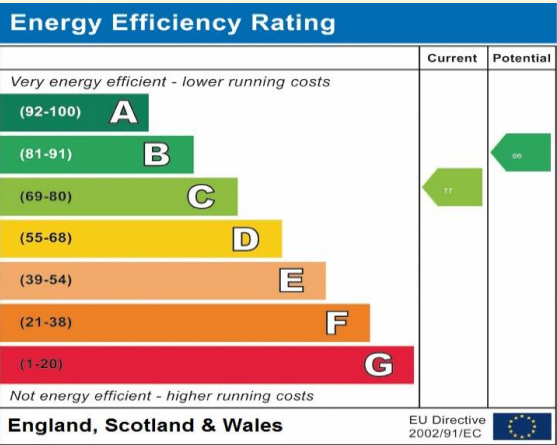
All main services are connected, with gas central heating.

Council Tax

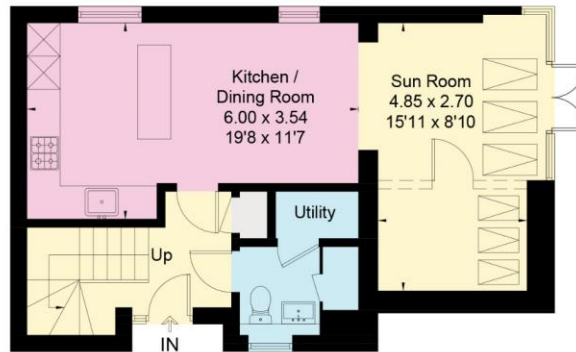
Band F. South Oxfordshire District Council

Service charge

Current service charge £1112 Per Annum



Approximate Floor Area = 129.6 sq m / 1395 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67659

01491 413131

Henley-on-Thames

richard@jacksonpc.co.uk

jacksonpc.co.uk

RJ Richard Jackson
PROPERTY CONSULTANTS

IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. 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. 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. 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 from any part of any offer or contract and their accuracy cannot be guaranteed.

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