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9 Wyndale Close, Henley-on-Thames, RG9 1BA

£950,000

- An extended 4-bedroom semi detached home
- Cloakroom and Utility room
- Modern family bathroom
- Off road parking for 2 cars
- Sitting room with fireplace
- Principal bedroom with en suite shower room
- Large rear garden
- Open plan kitchen dining room
- 3 further bedrooms
- Garage/store

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9 Wyndale Close, Henley-on-Thames RG9 1BA

This beautifully presented 4-bedroom semi-detached family home has been thoughtfully extended to offer a seamless blend of modern living and traditional charm. Situated within a quiet and highly regarded residential cul-de-sac, the property is perfectly positioned just a short, level walk from Henley town centre, the railway station, and the picturesque River Thames. The heart of the home is an impressive open-plan kitchen and dining room designed for contemporary family life, while the principal bedroom features a private en-suite shower room. Externally, the property benefits from driveway parking for two vehicles and a generous, mature rear garden that provides a rare degree of privacy and tranquility.



Council Tax Band: E



ACCOMMODATION

The house has been exceptionally well maintained by the current owners, creating a warm and welcoming home ideally suited to modern family living being close to good local schools, or downsizers seeking town centre living.

The covered entrance porch and part glazed front door opens to the entrance hall with a staircase to the first floor with a storage cupboard under.

The elegant sitting room has a large bay window with a front aspect, an attractive fireplace with marble slips and housing a gas fire.

To the rear, the light and spacious open-plan kitchen/dining room extends across the width of the property and is a sociable living space ideal for entertaining, with bi-fold doors opening directly onto the terrace and beautifully established rear garden beyond. The kitchen is fitted with shaker-style wall and base units, with silestone worktops with inset sink unit. Integrated appliances include a dishwasher, a fridge and freezer and an undercounter wine-fridge. There is space for a range-style cooker with an extractor fan over. A door opens to a useful utility room and cloakroom with w.c. An additional door opens to the storage room with light and power and a door to the front.

Stairs lead from the entrance hall to the first floor landing.

The principal bedroom enjoys a front aspect and a recess with fitted shelving and TV port. A door opens to the en suite shower room with a modern white suite comprising a double width shower, a w.c. and a wash-hand basin.

Bedroom 2 is a large double with a rear aspect.

Bedroom 3 is a large double with a bay window to the front and fitted

wardrobes.

Bedroom 4 is a single bedroom with a corner window.

The family bathroom has a modern white suite comprising a P-shaped bath with central taps and an independent shower with glass screen, a w.c. and a wash-hand basin.

A particular feature of the property is the wonderfully mature rear garden, enjoying a high degree of privacy and beautifully stocked borders with established planting throughout. Doors open from the dining room to an extensive terrace adjoining the house with steps down to the lawn. A raised terrace at the far end of the garden provides an ideal setting for Al Fresco dining and entertaining.

LOCATION

Living in Wyndale Close

Wyndale Close is a quiet residential private road situated a short level walk, just minutes from Henley town centre, railway station and River Thames. There are regular bus services to Reading and High Wycombe with bus stops on Reading Road.

Henley has a Waitrose supermarket and a host of interesting independent shops and boutiques. There's a 3-screen cinema and an historic theatre.

The commuter is well provided for with the M4/M40 giving access to London, Heathrow, West Country and Midlands. Henley Station has direct links with London Paddington (via Twyford mainline and Crossrail) 55 minutes.

Reading - 8 miles

Maidenhead M4 Junction 8/9 - 10 miles

Stokenchurch M40 Junction 5 - 13 miles
London Heathrow - 25 miles
London West End - 36 miles

Schools

Primary Schools - Trinity Primary (Ofsted Outstanding), Sacred Heart Catholic Primary school; Secondary Schools - Gillotts School
Sixth Form - The Henley College
Prep schools include St Mary's School and Rupert House School

School buses operate to Shiplake College, Reading Blue Coat, Queen Anne's, The Abbey, Cranford House, Abingdon Boys School and St Helen and St Katharine.

Leisure

River pursuits include Henley sailing club, local canoe clubs and rowing clubs with world famous Henley Royal Regatta taking place each summer. There are marina facilities at Hambleden and Wargrave. Several golf clubs include Henley Golf Club, Badgemore Park Golf Club. The Chiltern Hills AONB provides superb walking, cycling and horse riding.

Tenure - Freehold

Local Authority - South Oxfordshire District Council
Services - mains gas, electricity, water and waste
Broadband - ultrafast fibre-optic to the premises available
Council Tax - Band E





Approximate Gross Internal Area 1478 sq ft - 137 sq m

Ground Floor Area 780 sq ft – 72 sq m

First Floor Area 698 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Directions

From our office in Station Road continue towards Reading Road, pass the turning to the station car park and Wyndale Close will be found on the left. Number 9 will be found on the left hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	