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## Old Blades Remenham Lane, Remenham, Henley-On-Thames, RG9

£2,750,000

- Iconic red brick Victorian cottage with river frontage
- Separate living room
- Detached annex with 2 further reception rooms and a double bedroom
- Off-road parking for several cars
- Notable to visitors to Henley Regatta
- Kitchen / breakfast room with separate pantry
- 1.5 acres of lawned garden with patios
- Fabulous open-plan 'river room' with vaulted ceiling and views
- 2 double bedrooms and 2 single bedrooms
- Detached double garage

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
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# Old Blades Remenham Lane, Henley-On-Thames RG9 3DB

Old Blades is a pretty and historic 4-bedroom detached cottage situated in a highly desirable location on the Henley Royal Regatta stretch of the River Thames at Remenham, just 0.5 miles from Henley town centre. Originally a pair of farm-workers cottages, the property has the unique benefit of direct access to the River Thames with private mooring rights as well as a detached barn with two floors of storage and a mezzanine studio flat.



Council Tax Band:









**Approximate Gross Internal Area 1632 sq ft - 151 sq m  
(Excluding Outbuilding & Garage)**

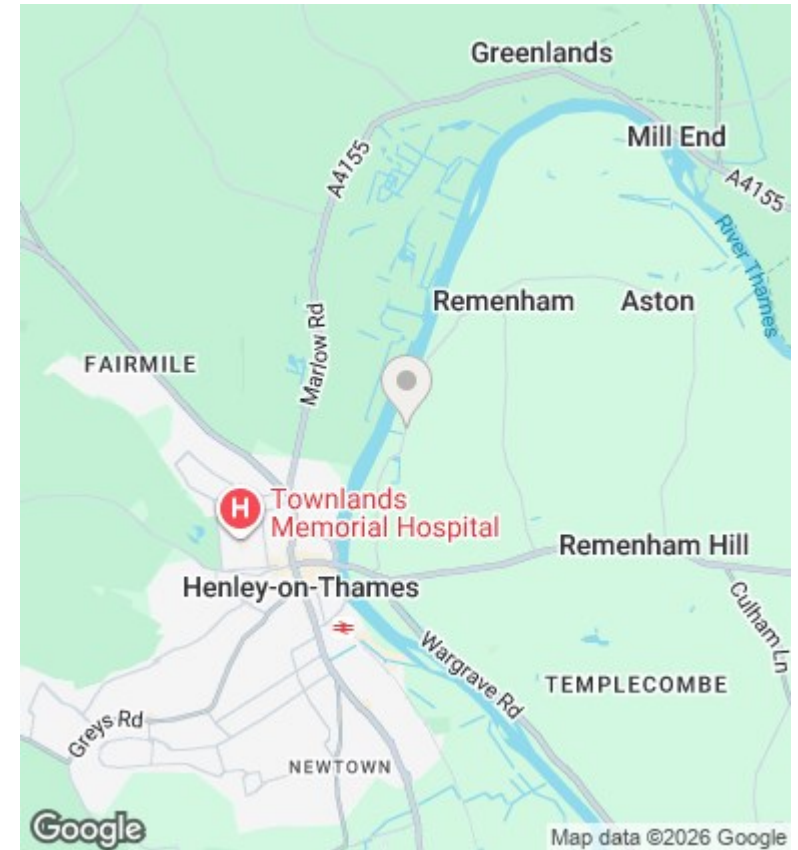
Ground Floor Area 1014 sq ft – 94 sq m  
 First Floor Area 618 sq ft – 57 sq m  
 Outbuilding Ground Floor Area 612 sq ft – 57 sq m  
 Outbuilding First Floor Area 184 sq ft – 17 sq m  
 Garage Area 639 sq ft – 59 sq m



**Directions**

**Viewings**

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	