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Casamajor, Pack and Prime Lane, Henley-on-Thames, Oxon RG9 1TT



Casamajor is a spacious 4-bedroom 3-storey townhouse built in 1997, in a quiet location close to the town centre, with far-reaching views across Henley-on-Thames. Open-plan living with a large conservatory, an enclosed terraced rear garden, 2 private parking spaces and a garage.

Through landscaped forecourt, enter the property via a part-glazed front door, with a large double coat cupboard to the right. The study / family room has dual-aspect double-glazed sash windows, wooden flooring and a high ceiling. Through an attractive archway to the hall, with an under-stairs cupboard.

The downstairs shower room has a wash hand basin, a shower, radiator, w.c., tiled floor, and a double-glazed sash window.

The open-plan kitchen / dining area comprises a fitted kitchen of wooden wall and base units with NEFF integrated appliances: microwave, double oven, fridge and freezer, dishwasher, a 4-ring gas hob with extractor hood over. Corian composite worktops with breakfast bar, an inset 1 1/2 bowl stainless steel sink and draining board with window over, and views of the garden. The space has tiled flooring throughout.

The kitchen features a separate utility room, with fitted wooden wall and base units, space for a washing machine and tumble dryer, a stainless steel sink and draining board, space for tall fridge/freezer, and a radiator. A part-glazed door gives access to the side of the property with porch over.

The open-plan kitchen has space either for a breakfast table, or seating, and then a few steps down from the kitchen to the generous conservatory, useful as a dining room or a garden room, and fitted with blinds to the walls and the roof, and with a tiled floor. UPVC French doors lead out to the patio.

The wooden staircase leads from the hallway to the first floor, and a carpeted landing.

The formal sitting room is accessed via double internal doors, and is a large bright carpeted room with a granite hearth gas fire, recessed spotlights in the high ceiling. Double-glazed sash windows overlook the front with Juliet balconies to both windows, and integrated blinds.



The principal bedroom is a large, carpeted double bedroom with high ceilings, 2 large fitted double wardrobes, a pair of sash windows over the rear garden and with views of Henley. Both windows feature Juliet balconies and integrated blinds.

The en suite bathroom has a large bath with shower attachment, a wash hand basin with vanity unit and cupboard under, and a mirror, w.c., heated towel rail, floor-to-ceiling tiles, and a sash window.

Up the carpeted stairs to the second floor landing, with a large airing cupboard.

Bedroom 2 is a large double, carpeted, with 2 sash windows to the front and a fitted double wardrobe. It has an en suite shower room with heated towel rail, w.c., wash hand basin vanity with mirror over, tiles to the floor and full walk-in shower.

The family bathroom has a shower with a glass screen, a separate bath with shower attachment, a bidet, w.c., wash hand basin vanity with mirror over, heated towel rail, sash window and a tiled floor.

Bedroom 3 is a double bedroom, with a sash window with views over the garden and across Henley, and a large fitted wardrobe.

Bedroom 4 is a small double bedroom, with a sash window overlooking the garden and the views, with access to the loft via a ladder.

Outside

From the conservatory, the patio is conveniently located for outdoor dining. There is side access to the utility room door and a private gate to the front of the property with a shingle border.

The quiet rear garden is laid to lawn with a path, steps and banister down to a lower level patio at the end of the garden with a shed. The garden is fringed with mature shrubs and trees, a magnolia, silver birches, and a eucalyptus tree.

To the front, across the landscaped communal front courtyard there is a single garage in a block, and private parking spaces for two cars immediately in front of the property.







Living in Pack and Prime Lane

Pack and Prime Lane is a quiet lane at the top of Gravel Hill in Henley-on-Thames. It is within easy walking distance of the town centre and its amenities, while also bordering the countryside.

There is a Waitrose approximately 0.5 miles away, The Row Barge on West street and the town centre are both within walking distance.

Henley has a wide selection of shops, including boutiques, a cinema, a theatre, excellent pubs and restaurants, a bustling market every Thursday and good schools for all ages. 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 Crossrail 2021) 55 minutes.

Reading – 7 miles

Maidenhead M4 Junction 8/9 – 11 miles London Heathrow – 25 miles

London West End – 36 miles

Leisure

River pursuits and the world famous Royal Regatta. Henley Festival of Arts. Marina facilities at Harleyford and Wargrave. Henley Golf Club, Badgemore Park Golf Club. Superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

Henley Leisure Centre is located near Gillotts School and provides an indoor swimming pool, gym and exercise studios.

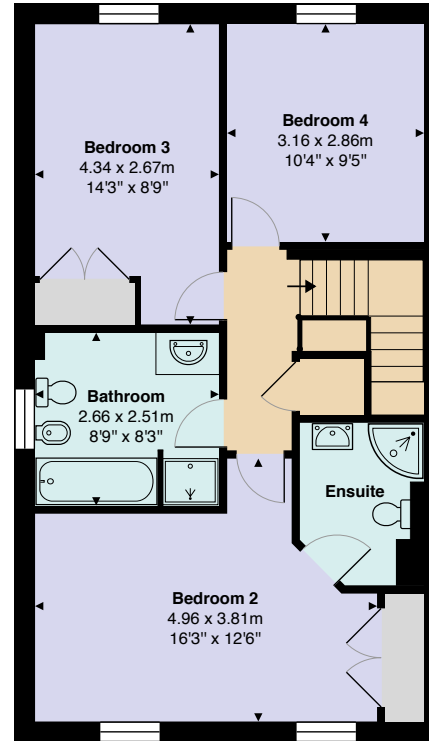
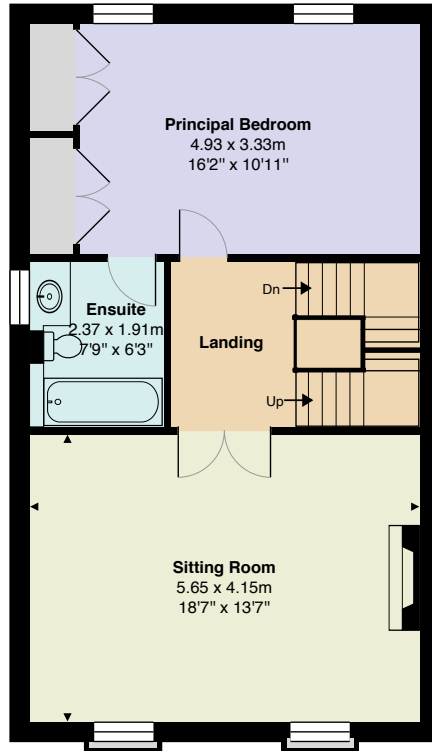
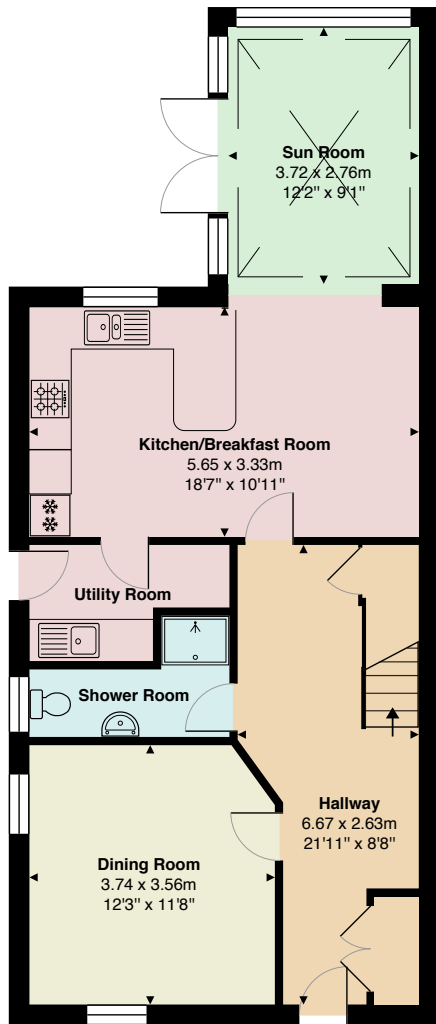
Tenure – Freehold

Local Authority - South Oxfordshire District Council

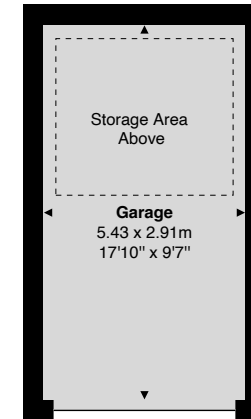
Council Tax - Band G

Pack and Prime Lane, Henley on Thames, RG9 1TT

Total Area: 182.9 m² ... 1969 ft² (excluding garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.



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