



HERON'S VIEW, HENLEY ON THAMES



HERON'S VIEW



"A superb five-bedroom detached family home on the sought-after edge of Henley-on-Thames, set on nearly half an acre."

Set behind sleek aluminium electric gates, this impressive family home is approached via a wide gravel driveway offering generous parking for several vehicles. The frontage is framed by neatly maintained hedging, while manicured lawns and mature trees create an attractive, welcoming, and private setting, enhancing the property's sense of exclusivity.





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THE PROPERTY

Inside, the property opens into a spacious entrance hall with cloakroom and staircase rising to the first floor. Two elegant bay-fronted reception rooms sit to the front, offering flexible use as a cinema room and home office. The main sitting room is bright and inviting, featuring a contemporary gas fireplace and French doors opening onto the garden. The kitchen is well designed with a central island and extensive cabinetry, flowing into a dining area ideal for family living and entertaining, with patio access. A utility room and internal access to the double garage add practicality.

Upstairs, the principal bedroom has fitted wardrobes and an en suite, with a further en suite guest bedroom, three additional doubles, a family bathroom, and a large loft offering conversion potential.





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OUTSIDE

A side gate leads to the south-facing rear garden via a gravelled area with two timber sheds and landscaping potential. The enclosed garden offers privacy, a generous lawn, and space for recreation. A contemporary Italian porcelain patio wraps the house, featuring a lit waterfall and subtle border lighting for ambience.



LOCATION

Positioned just over a mile from Henley-on-Thames, this home enjoys easy access to a charming riverside town known for its character and amenities. The area offers excellent schooling, leisure facilities, and transport links, with Henley Station and major roads providing connections to London and surrounding areas.





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PROPERTY INFORMATION

Services

All mains services connected

Local Authority

South Oxfordshire District Council

Council Tax

Tax band G

EPC

EPC C

Postcode

RG9 1QS

What3Words

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Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



**Approximate Gross Internal Area 3205 sq ft - 298 sq m
(Including Garage)**

Ground Floor Area 1786 sq ft – 166 sq m

First Floor Area 1419 sq ft – 132 sq m





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