

ANTICO

49-51 MARKET PLACE • HENLEY-ON-THAMES • RG9 2AA



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A Fine Grade II Listed townhouse

Ground floor: Entrance hall and boot room • Open Plan Living Space
Kitchen/Diner • Guest cloakroom and utility room

First floor: Master bedroom with dressing room and en suite
shower room • 3 further bedrooms with family bathroom
and separate shower

Top floor: Bedroom suite with shower room

Cellar

Henley rail station 0.4 miles • Marlow 7.8 miles

Reading Station 9 miles • M40 J6 12.7 miles

London Heathrow (T5) 23 miles

(All distances are approximate)



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Antico, 49-51 Market Place

A fine townhouse with cellar built in the early 19th Century with brick façade under a slate roof; it is Grade II Listed, and sits within the conservation area of Henley.

The property has recently been sympathetically converted, extended and renovated by a local developer from its former restaurant status, and is now presented as a stunning home offering flexible family accommodation throughout with a mix of contemporary and period styling.

The property is entered at the side into a hall with coat cupboard and boot room. There is a guest cloakroom and utility room. Steps lead down to the cellar which has a damp-proof membrane.

The open plan living area provides plenty of flexibility and retains many of the townhouse's period features with exposed oak frame and beams, sash windows, fabulous open fireplace, and coloured glass window panes. The flooring from here through to the hall and boot room has been fitted with engineered oak.

The kitchen/diner to the rear of the property is beautifully presented in tones of greys and whites, with fitted wall and floor units to three sides, tiled flooring and a central island with pendant lighting and underfloor heating. Appliances include a Samsung fridge freezer, Rangemaster stove, and wine fridge. Bi-fold doors open out onto the terrace, perfect for outdoor entertaining.

From the hall, stairs lead up to the master bedroom suite with a dual aspect and features a striking wood and cast iron fireplace. There is a dressing room and a shower room with ladder towel radiator and twin basins. There are 3 further bedrooms on the first floor and a family bathroom with separate shower and also a useful store room on the landing.

The top floor has a guest suite with bedroom and shower room.

The property sits in a prominent position in the town and the upper floors offer fabulous views over the picturesque town of Henley-on-Thames.

Gardens and Grounds

The property is accessed through a wrought iron gate with intercom system. A brick path leads down to the rear of the property with raised granite terrace and then steps down onto a second brick terrace. The perimeter brick walls offer good levels of privacy. The gardens face due south and together with the bi-fold doors opening back into kitchen/breakfast room this makes it a lovely space for dining.

To the bottom of the garden is a brick store with power.

Situation

Henley-on-Thames provides a thriving town centre with excellent facilities, restaurants, bistros and coffee houses, a 3 screen cinema and local theatre.

There are a variety of music, literary and comedy festivals throughout the year, plus the famous Henley Royal Rowing Regatta each summer.

There are good links to the motorway network via the M4 and M40. Henley also boasts its own railway link via Twyford to London Paddington and there are fast commuter trains available at peak times. The mainline station at Reading also provides good services and Crossrail is due to arrive around 2019.

An excellent range of schooling is available in both the private and state sectors throughout the county.





Directions (RG9 2AA)

Proceed over Henley Bridge into Hart Street. At the top set of traffic lights proceed straight ahead passing Falaise Square to the right, proceed straight along leaving the town on Market Place where 49-51 can be found on the left hand side.

Services

All mains services. Underfloor heating in Kitchen/Diner.

Local Authority

South Oxfordshire Country Council

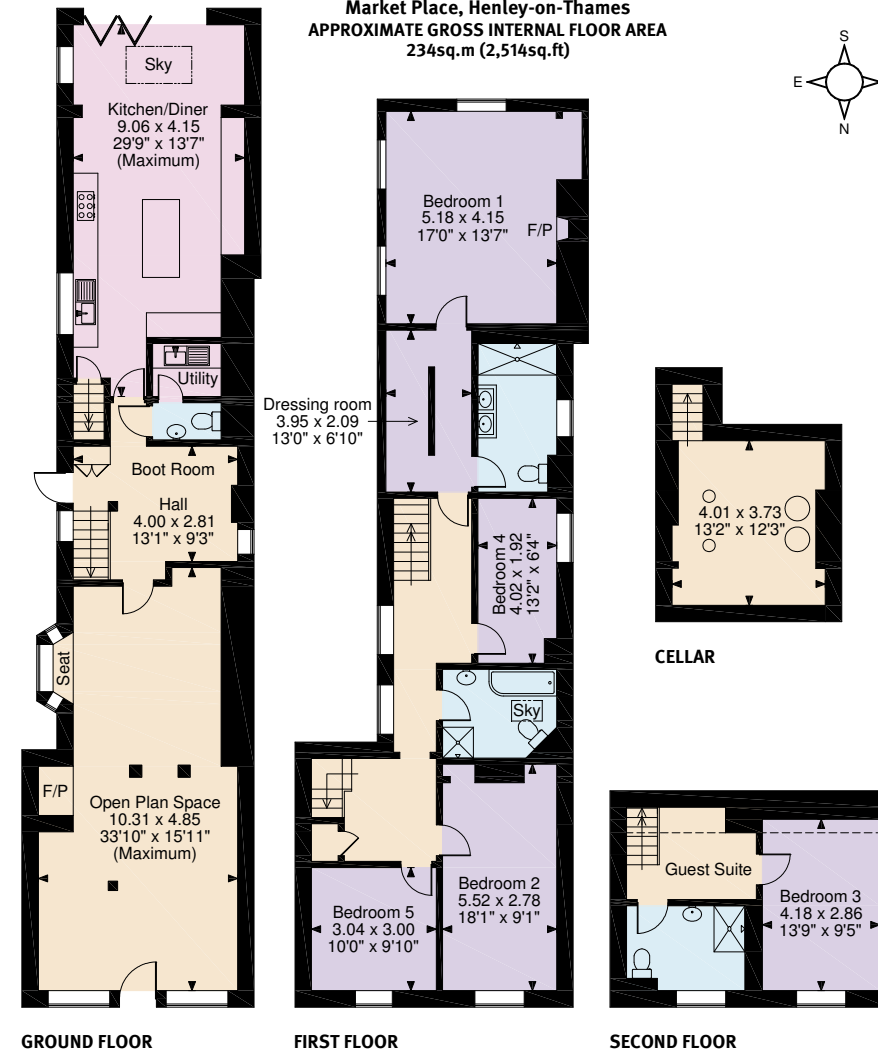
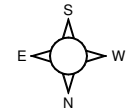
Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Viewings

Strictly by prior appointment with the Sole Agents, Knight Frank LLP.

Market Place, Henley-on-Thames APPROXIMATE GROSS INTERNAL FLOOR AREA 234sq.m (2,514sq.ft)



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☐☐☐☐ Denotes restricted head height
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