

**66 MARKET PLACE, HENLEY-ON-THAMES,  
OXFORDSHIRE, RG9 2AG**



- **Grade II Listed Georgian townhouse**
- **Three double bedrooms**
- **Two reception rooms**
- **Immaculately presented throughout**
- **Private low maintenance courtyard garden**
- **Henley town centre location**

**Asking Price £865,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345**



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## PROPERTY DESCRIPTION

A stunning, Grade II Listed Georgian townhouse, finished to the highest standards and located in heart of Henley. The property offers three double bedrooms, two reception rooms and a courtyard garden, all with elegant period features and immaculate styling. No onward chain. EPC Exempt.

## LOCAL INFORMATION

Market Place is an historic cobbled square in the heart of Henley-on-Thames. Henley is a charming market town offering an excellent variety of shops, coffee shops and restaurants. Every summer the town hosts the world famous Royal Regatta followed by the Henley Festival. It is surrounded by countryside and the River Thames is a focal point of the town.

The town's station provides a link to Reading and Twyford with fast services to London Paddington (28 minutes). The Elizabeth Line allows direct access to the City, West End and Heathrow. The M4 (J8/9) is 7 miles away and the M40 (J4) is 12 miles.

Primary schools include Valley Road, Trinity and Badgemore, plus Gillotts Secondary School, and Henley College. Fee paying schools include Rupert House and St Marys Prep, and there are buses to The Oratory, Reading Blue Coat, Moulsoford, Wycombe Abbey and Queen Anne's.

## ACCOMMODATION

The house is immaculately presented throughout, sympathetically updated and decorated to provide all the comforts of modern living but with the elegance expected of the period setting. The living room has sash windows to two aspects, striped wooden floorboards and a central feature decorative wrought iron fireplace. It is a very light and welcoming room with views towards the town. The open plan kitchen and dining room is beyond. It has a stunning chequer board marble tiled floor and begins with a dining area featuring a fireplace nook with Delph tiles, sash window and a partially glazed door to the garden. | [new homes](#) | [conveyancing](#) | [mortgages](#) |  **davis tate**



The kitchen is well fitted with a good range of cupboards, 6-burner range oven, large French style fridge freezer and a ceramic butler sink. There are brass fittings throughout and marble countertops. The ground floor is completed with a well-appointed guest w.c. The house also includes a basement, accessed from the kitchen. This is used as a large utility and store room.

The main bedroom is on the first floor. This is a spacious and bright room with two windows and a wall of built in wardrobes. There is a family bathroom, again elegantly fitted with tiled floor, panelled walls, a separate bath and double size walk-in shower. There is built in storage including an airing cupboard. The second floor contains the remaining two double bedrooms. The second bedroom has double aspect windows that display a breathtaking view of Henley town centre, directly down the high street towards the river, bridge and countryside beyond. There is also a loft for storage.

### OUTSIDE SPACE

The property is set on a cobbled square with steps up the front door. Parking is available on nearby local streets.

The house enjoys a private west facing courtyard garden, paved for low maintenance. There is a gate to the side for access and it is surrounded by tall brick walls making an ideal space for al fresco dining and entertaining.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band E. All mains services connected.

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Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

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### **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £78 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1314 sq ft / 122 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Davis Tate. REF: 1294945