



2 Remenham Row, Henley-on-Thames, Oxfordshire RG9 2LQ

A three bedroom cottage with sun room and garage in a small development in a glorious position on the banks of the River Thames.

Entrance Hall

**Downstairs
Cloakroom**

**Sitting Room with
bay window**

Dining Room

Kitchen

Garden Room

Three Bedrooms

Bathroom

Garage

Patio Garden

**999 year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

2 Remenham Row is a spacious three bedroom cottage with a garden room, garage and benefits from a prestigious Thames side location.

Upon entering there is a downstairs cloakroom with WC, basin and freestanding washing machine that is included in the sale. The light and large sitting room has a bay window overlooking the garden. There are double doors leading to the dining room which has access to the kitchen and garden room. The kitchen has fitted units with integrated electric Bosch ceramic hob, oven and extractor hood. There is also an integrated dishwasher and fridge freezer.

The pleasant garden room leads to the patio garden.

Upstairs there are three bedrooms. A Stannah stairlift is in situ and can be included. The master bedroom has built in wardrobes and en-suite WC, basin and shower. The second bedroom also has built in wardrobes. There is also a main bathroom with WC, bath and basin.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby. There is a freezer in the garage which is included in sale.

The communal gardens lead to the River Thames where short term moorings be available for owners.

Directions to Remenham Row

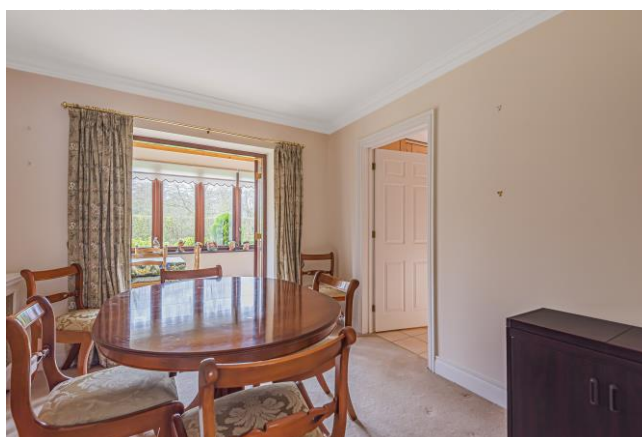
From Junction 8/9 of the M4 take the A404 (M) towards High Wycombe over the A4 and then bear left onto the A4130 Henley Road. At the roundabout continue along the A4130 towards Henley through Henley Bottom and then down Remenham Hill into Henley.

At the junction with the Wargrave Road turn left and the entrance to Remenham Row will be found in a short distance on your right..

For viewings please call Cognatum Property on 01491 821170 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



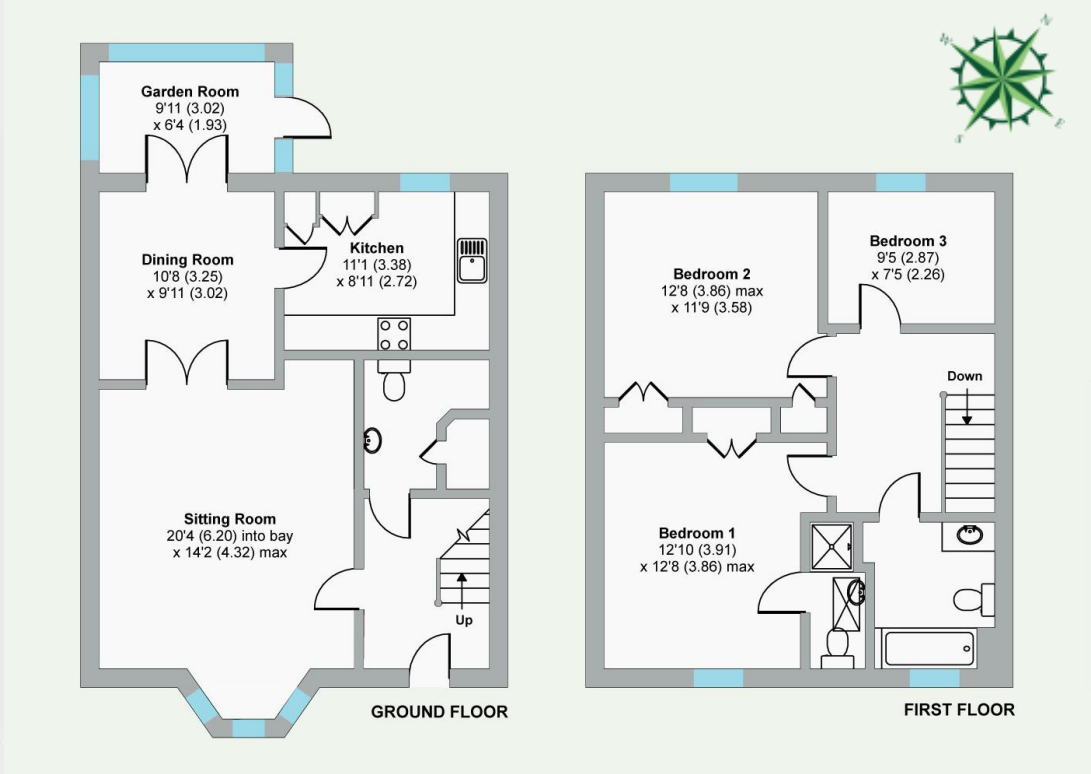
Master bedroom



Bathroom



Garden Room & Patio



Communal garden with view of the Thames

Approximate Gross Internals: 119.2m² / 1283 ft² Condition Code: C

Energy Performance Rating: D (59)

Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Remenham Row

Remenham Row lies on the northeast bank of the River Thames some 200 yards upstream of Henley Bridge. Its river garden and moorings look across to Henley, widely agreed to be one of the most beautiful towns in Oxfordshire. Most of the cottages and apartments have three bedrooms, and all have a conservatory or balcony and a garage. A dovecote stands near the gated entrance to the estate and the town is just a few minutes walk across Henley Bridge.

Henley is an elegant and inviting town, and its name is synonymous with the Royal Regatta and the river. At the traditional boat rally skiffs, punts, gigs and launches can be seen alongside larger river and coastal cruisers passing beneath the five-arch bridge which gracefully spans the river. Henley has a wide variety of shops, hotels, pubs and restaurants and many fine listed buildings, and is as lively today as it was in its Edwardian heyday. Nearby towns High Wycombe and Reading both have large shopping centres, and High Wycombe is also home to the Wycombe Swan Theatre, which hosts a good range of local, national and international companies and performers.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



12 PROPERTIES
BUILT 2002



ESTATE
MANAGER



GARDENER



MOORINGS



RIVERSIDE
GARDEN



The Dovecote at Remenham Row



Henley-on-Thames



Henley Bridge



Wycombe Swan Theatre

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170
E: property@cognatum.co.uk
www.cognatum.co.uk

Cognatum
PROPERTY
RETIRE IN STYLE