





'The Old Yew Trees' is a beautiful Grade II listed family home full of charm and character and offering spacious and bright accommodation throughout. Not only does this home benefit from private parking and a double garage, but a splendid Westerly facing garden to the rear.

This wonderful period home sits proudly on Henley High Street surrounded by pretty cottages and historical buildings such as this one. Built in 1579 the property has been enhanced and lovingly restored by many of its owners over many years, and we believe The Old Yew Trees was once owned by the famous canal and railway entrepreneur William James. With features you'd expect to find in a home of this age throughout the property, which include, exposed timbers and vaulted ceilings, leaded light windows some with wrought iron decoration, fabulous feature fireplaces, some original wooden flooring to name but a few.

The property offers flexible living accommodation and brings together period charm alongside modern fixtures and fittings such as beautifully fitted en suites and secondary glazing. Whether you are downsizing from a larger country home to be closer to the great amenities in Henley, or a growing family looking to upsize locally, we really do recommend an internal inspection to fully appreciate the quality and charm of this lovely market town home.

Are you ready to be The Old Yew Trees new custodian and be part of the history of this home?

APPROACH A pretty front garden with its famous Yew trees which sit in front of the property along with wrought iron boundary fencing. There is a side entrance from Milking Lane and front door leading through to :-

DINING HALL A well-proportioned grand dining hall benefits from original wooden flooring, windows to rear elevation giving lovely views of the garden, feature fireplace with chimney, flagstone hearth and wooden mantle over and pretty leaded windows to the front elevation.

DRAWING ROOM A beautiful large reception room with period leaded light windows to the front elevation, feature fireplace with chimney, slate hearth and wood mantle over and two sets of French doors lead out into the rear garden. Door to:-

MUSIC ROOM / SNUG A flexible room, currently used as a music room by the current owners, but could equally be utilised as a cosy snug or study area.





COUNTRY STYLE BREAKFAST KITCHEN Fitted with a range of country style cream fronted, eye and base level units and drawers with granite work surfaces over and tiling to splashback areas and floor. With feature glass display units, open shelving and an inglenook style recess housing the Aga, integrated electric oven, grill and gas hob with extractor over, integrated under-counter fridge, integrated Bosch dishwasher, and one and a half bowl sink and drainer with mixer tap over. The breakfast area is of a good size and comfortably fits a good size table and chairs for informal dining. A useful breakfast bar sits in between the kitchen area and the dining space.

UTILITY ROOM Units to match the kitchen area, this useful space has an additional sink and drainer, space for a large upright fridge freezer, large cupboard ideal for storage and housing the central heating boiler. Space and plumbing for washing machine and tumble dryer, tiling to floor and windows looking through to the pretty garden room and beyond.

GARDEN ROOM A wonderful room to enjoy the afternoon and evening sunshine with French doors opening into the garden. Side access door to Milking Lane and doors to:-

DOWNSTAIRS SHOWER ROOM Fitted with a modern white suite comprising low flush WC and circular hand basin mounted onto a storage vanity unit, mirrored wall, tiling to floor and splashback areas, skylight, shower cubicle with mains fed shower.

HOME OFFICE A super flexible room currently fitted with a range of office furniture and offering lovely views of the garden. Being so close to a shower room, this office could easily be adapted to being a downstairs bedroom for those members of the family who need one level living.

ON THE FIRST FLOOR A spacious landing with useful linen store and windows to the rear elevation and access to :-

MAIN BEDROOM SUITE On entering the main bedroom suite there is a dressing area with built in wardrobes and steps lead down into a beautiful double bedroom full of charm and character as you would expect including exposed timbers and vaulted ceiling, leaded light windows overlooking the rear garden. Door to:-

EN SUITE A luxurious wet room style en suite, fitted with a white suite comprising walk in mains fed shower, low flush WC, vanity hand basin, wall mounted storage unit, inset display niches, tiling to floor and splashback areas.



BEDROOM Situated at the front of the property and being partly vaulted, with low level leaded light windows to the front overlooking the High St and with built in wardrobes.

EN SUITE A modern white suite with low flush WC, wall mounted hand basin with storage beneath, shower cubicle with mains fed shower, useful open shelving, low level leaded light windows with privacy plantation shutters.

BEDROOM With low level leaded light windows to front elevation, concertina doors through to :-

EN SUITE Fitted with a modern white suite comprising low flush WC, panelled bath with mains fed shower over, vanity wash basin with storage beneath and low level leaded light windows with privacy plantation shutters.

BEDROOM Being part vaulted with leaded light windows to rear elevation, concertina doors to :-

EN SUITE Fitted with a white suite comprising panelled 'P' shaped bath with mains fed shower over, low flush WC, hand basin set into a vanity unit with storage, low level leaded light windows with privacy plantation shutters.



WESTERLY FACING REAR GARDEN A surprising large and peaceful mature garden which has been lovingly looked after by the present owners during their 13 years of ownership. Surrounded by mature trees and herbaceous borders, fence and walled boundaries. This super garden is mainly laid to lawn but offers a choice of paved seating areas to enjoy the Westerly aspect whilst entertaining and dining outside during the warmer months. A beautiful feature of this garden in particular is the ivy covered pergola which hides a pathway through the garden, as well as a cute rounded gazebo beyond the lawn.

DOUBLE GARAGE AND PARKING The double garage is situated to the rear of the garden accessed through a pedestrian door, car access to the garage is via the small Yew Trees development at the rear. There is parking for three cars on the forecourt to the front of the property.

ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





The Old Yew Trees
Main House Area 3168.0 square feet
Garage Area 319.0 square feet
Total Area 3487.0 square feet (Including Garage)



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