



Cedar Court, Fairmile, Henley-On-Thames, RG9 2JR

Welcome to

Cedar Court, Fairmile, Henley-On-Thames

The property enjoys its own private entrance, opening into a welcoming hallway with a generous storage cupboard. Each of the two spacious double bedrooms benefits from a contemporary en suite, creating a luxurious sense of privacy and comfort. A separate W/C adds further convenience. To the rear of the apartment, the open-plan kitchen, dining, and living area forms the heart of the home. This impressive space blends sophisticated design with functionality, boasting under-counter and overhead storage, a central island ideal for entertaining, integrated appliances, and a charming window seat. Large doors flood the room with natural light and lead directly onto the delightful south-facing garden. Stepping outside, the meticulously landscaped garden beckons with a blend of paved seating and dining areas, perfect for summer parties or quiet evenings under the stars. The outdoor kitchen, complete with power and ambient 12v lighting, is a standout feature, while the neatly laid lawn is framed by mature planting. Secure, gated parking for two cars is provided in the exclusive Cedar Court residents' car park. Commuting is straightforward with a local rail service connecting via Twyford to London Paddington and the new Elizabeth Line, along with straightforward access to the M4 motorway, placing London Heathrow and Central London within easy reach. This is a rare opportunity to purchase a truly unique home that promises both luxury and lifestyle.



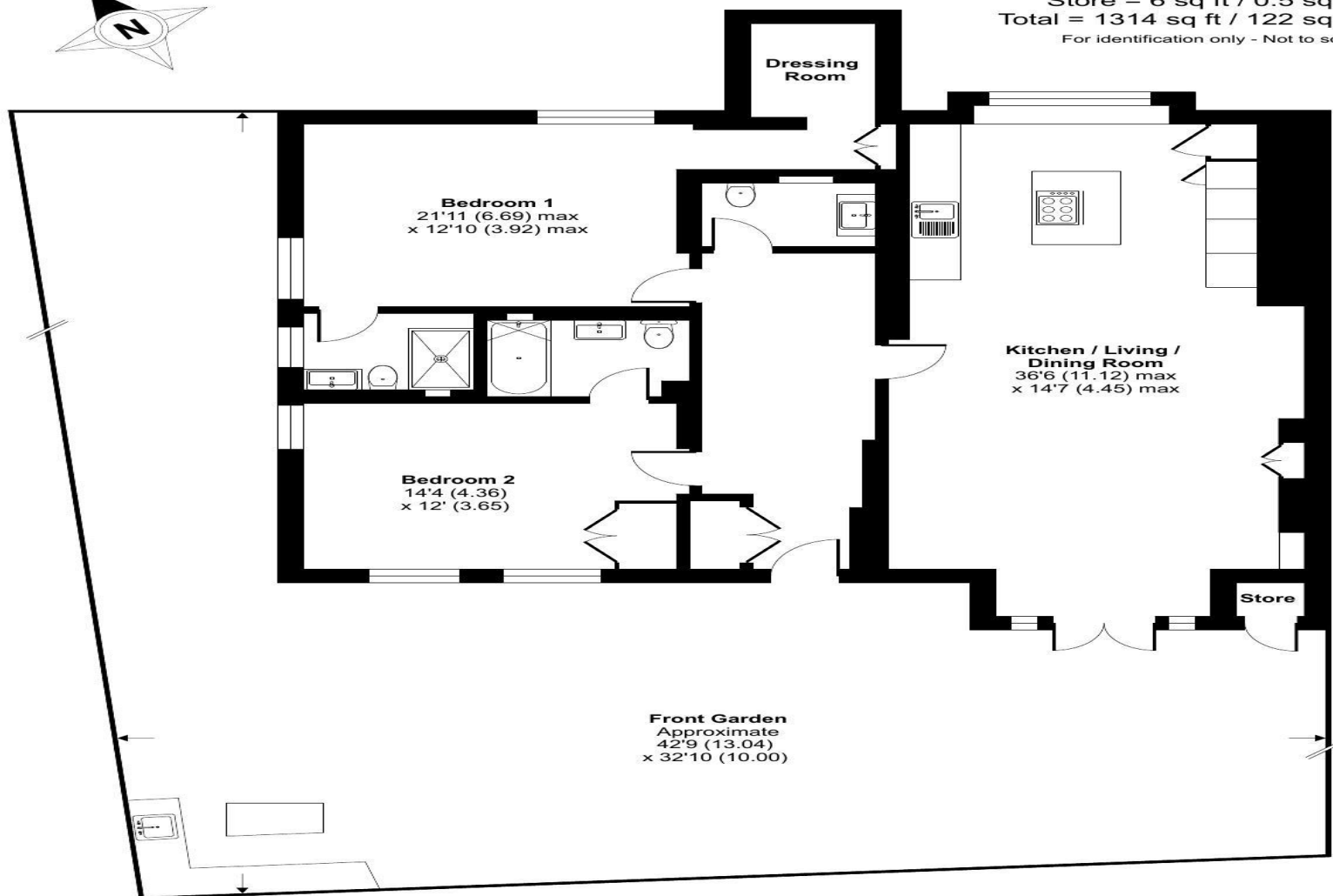
Cedar Court, Fairmile, Henley-on-Thames, RG9

Approximate Area = 1308 sq ft / 121.5 sq m

Store = 6 sq ft / 0.5 sq m

Total = 1314 sq ft / 122 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄schem 2026. Produced for Flyp Homes Limited. REF: 1494980

welcome to

Cedar Court Fairmile, Henley-On-Thames

- Share of Freehold
- Large Open Plan Kitchen Dining/Living Room
- Garden with Outdoor Kitchen
- Two Double Bedrooms
- Close to High Street and Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£775,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105326



Property Ref:
WLF105326 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


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