

TOLL GATE COTTAGE

HENLEY BRIDGE • HENLEY-ON-THAMES



savills

TOLL GATE COTTAGE

HENLEY BRIDGE
HENLEY-ON-THAMES
RG9 2LW

Distances

0.6 miles to Henley-on-Thames Station

8.4 miles to Reading

10.8 miles from M4

(Distances are approximate)

*An iconic and
exceptional riverside
residence*

Accommodation

Entrance hall • Kitchen / breakfast room

Drawing room • Dining area • Garden room

Principal bedroom with en suite bathroom and dressing room

Bedroom 2 with en suite shower room and dressing room

Garden • 27.5m / 90ft of river frontage & mooring

Parking • Garage





SITUATION

Toll Gate Cottage is a magnificent riverside property, which enjoys approximately 27.5m / 90ft of riverside frontage and moorings. Nestled next to the iconic Grade I Listed Henley Bridge, the house overlooks the town with views of St Mary's Church and is within yards of Leander Club and the Stewards enclosure of the Henley Royal Regatta, that is also home to the famous Henley Music & Arts festival.

The property is located in a no through road behind secure electric gates. Henley town centre is just over the bridge and boasts a train station, supermarket, hospital, a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby towns of Reading, Maidenhead and City of Oxford. Henley station provides a link to the mainline railway stations Reading and Twyford with a fast service to London Paddington. The M4 J8/9 is approximately 10 miles distant providing access to Heathrow and the motorway network. There schools of excellent repute in the area and sporting facilities that include golf at a number of local courses, rugby at Henley Rugby Club and boating on the Thames.

DESCRIPTION

Tucked away next to Henley Bridge on the Berkshire side of the Thames, Toll Gate Cottage sits where the toll house once stood until 1873. The house benefits from having 27.5m / 90ft river frontage, well-proportioned living and entertaining space. The large entrance hall gives access to all principal rooms. There is a kitchen / breakfast room, fitted with a range of wall and base units, a walk in larder cupboard, separate storage cupboard and side door. The drawing room has an elegant fireplace with electric fire, a large bay window with seating area that captures the beautiful garden and river beyond. At the other end of the room, there is space for a dining area that has a large sliding door leading into the delightful garden room, that enjoys a triple aspect overlooking the garden and River Thames with views of Henley Bridge and across the river bank of the town. The bedrooms are on the other side of the entrance hall. The impressive principal bedroom enjoys a large window, with views over the garden and river, a large walk in dressing room and en suite bathroom. The second bedroom is at the back of the house and also features a walk in wardrobe and en suite shower room.





OUTSIDE

Set behind electric gates, the driveway provides parking for several vehicles.

There is a single garage and driveway access for the neighbouring property Bridge Bungalow. Steps and a ramp lead up to the front door, with a separate secure side access to the rear as well.

The delightful west facing riverside garden abuts Henley Bridge on one side with mature hedging bordering the other. Steps at the end of the garden lead down to a recently re decked area for mooring.

The garden is beautifully laid to lawn, with mature trees and hedging and a weeping willow.



GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Services

All mains connected.

In accordance with the Property Misdescriptions Act, please note that none of the services have been tested.

Local authority

Wokingham Borough Council

Directions

From our offices in Henley, head down New Street towards the River Thames. Follow the road to the right into Thameside and turn left, going over Henley Bridge. After crossing the bridge, take the first turning on your left and the entrance will be found on the left just before Leander Club.

Viewing

Strictly by appointment with Savills.

TOLL GATE COTTAGE

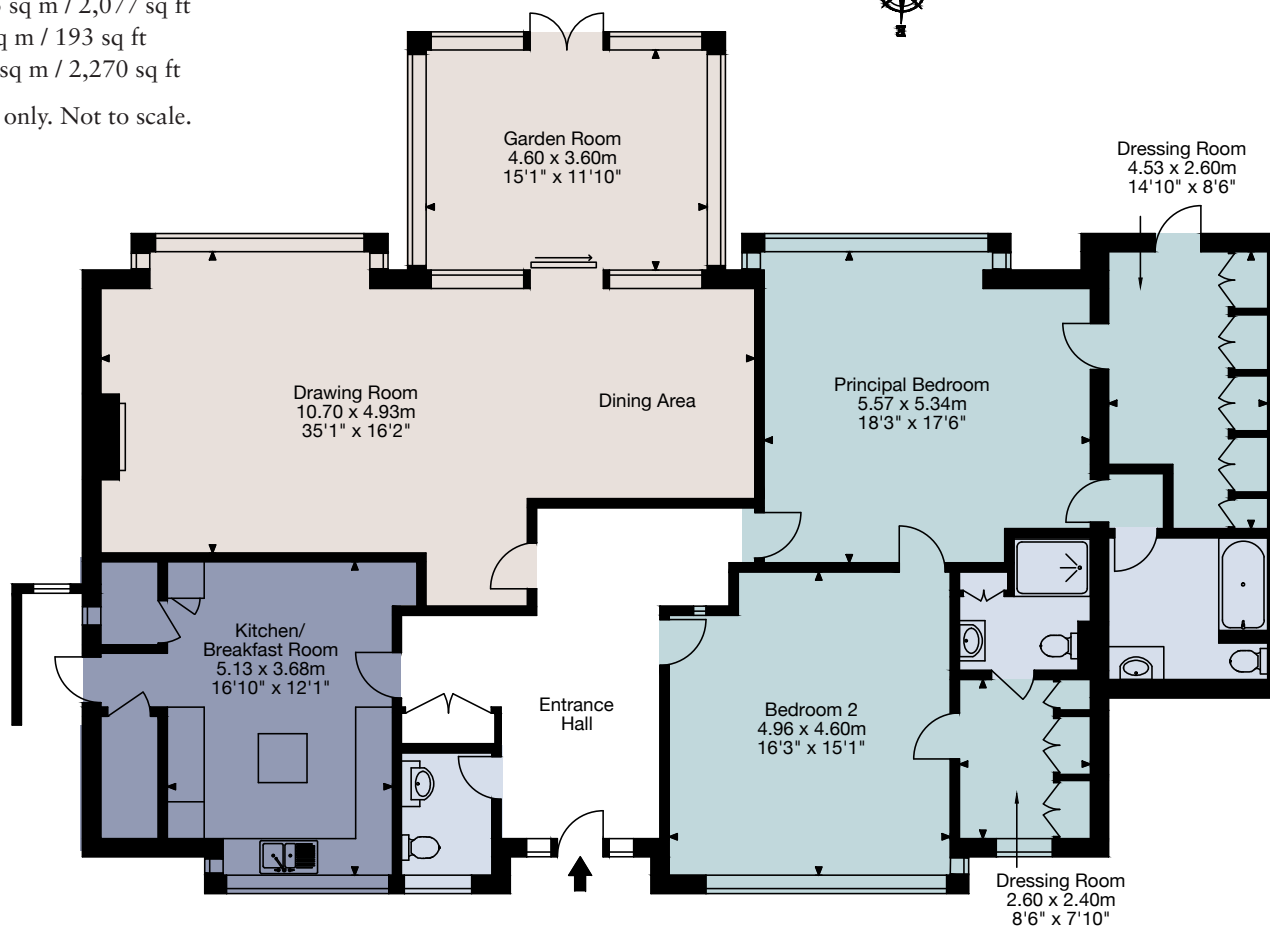
Approximate Gross Internal Area:

Main House: 193 sq m / 2,077 sq ft

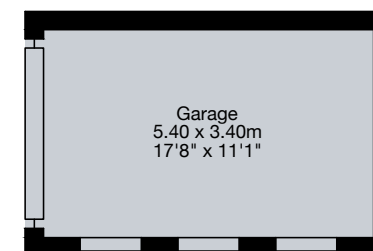
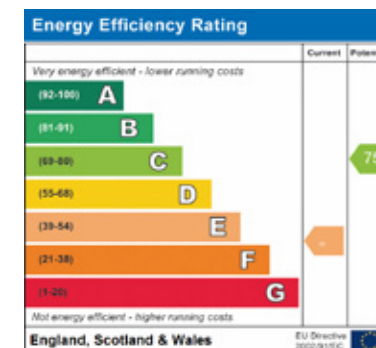
Garage: 18 sq m / 193 sq ft

Total Area: 211 sq m / 2,270 sq ft

For identification only. Not to scale.



Ground Floor



Garage



IMPORTANT NOTICE:

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SAVILLS HENLEY

58-60 Bell Street,
Henley-on-Thames,
Oxfordshire, RG9 2BN
01491 843 000
henley@savills.com

