



PROBABLY THE BEST TOWN HOUSE IN HENLEY-ON-THAMES

LONGLANDS HOUSE & COTTAGE
39 HART STREET, HENLEY-ON-THAMES, OXFORDSHIRE

savills

LONGLANDS HOUSE & COTTAGE

39 Hart Street ♦ Henley-on-Thames
Oxfordshire ♦ RG9 2AR

PROBABLY THE BEST TOWN HOUSE IN HENLEY-ON-THAMES

Reception Hall, Drawing Room, Dining Room,
Kitchen/Breakfast Room, Cloakroom
Lower Ground Floor: Sitting Room, Cellar

Master Bedroom Suite Comprising Sitting Room/Bedroom 3
Dressing Room, En Suite Bathroom, Study/Office and Artists
Studio Above, Guest Bedroom (En Suite), Utility, WC

Second Floor: 3 Bedrooms (1 En Suite), Family Bathroom,
Guest Kitchenette, Roof Garden/Terrace

Cottage/Annexe Comprising 1 / 2 Bedrooms (1 En Suite),
Fitted Kitchen, Sitting Room with Gallery Above, Snug/Study

Walled Gardens, Secure Car Parking For 8/9 Cars,
Summerhouse, Sheds

Central London 32 miles, Heathrow Airport approx 22 miles

For the Longlands House video, please see link:
<https://vimeo.com/158409463>

DIRECTIONS (RG9 2AR)

On entering Henley-on-Thames via Remenham Hill coming from London, pass over Henley Bridge and the river, through the traffic lights into Hart Street, leaving St Mary The Virgin church on the right. Adjacent to the next set of traffic lights / pedestrian crossing, Longlands House will be found on the right-hand side. (With prior arrangement, vehicular access via the agents can be given; alternatively we suggest parking in the Greys Road or Waitrose car park and enjoying a short walk through the marketplace and down Hart Street).

SITUATION

Longlands House and Longlands Cottage occupy the most prominent position in Hart Street in the centre of the historic riverside town of Henley-on-Thames. Adjacent to St Mary The Virgin church and with wonderful views of the clock tower, the majestic classic south-facing Georgian elevations at the front overlook the street scene.

Henley-on-Thames offers all major amenities including supermarkets, hospital and a fine variety of shops, pubs and restaurants. The Kenton theatre, River and Rowing museum, Regal cinema and all the other benefits of this wonderful market / riverside town are close at hand. More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley railway station provides a link to the mainline railway stations in Reading (via Twyford) with trains to London (Paddington). The M4 (J8/9) is approximately 9 miles distant, providing access to Heathrow and the motorway network. Henley and the surrounding south Oxfordshire towns and villages provide access to great schooling, and with Berkshire and Buckinghamshire on the doorstep, the educational choice is widespread.







DESCRIPTION

Longlands House (No.39) is a historic Grade II* Listed town house with an 18th century Georgian facade. Handsome brickwork features symmetrical sliding sash windows typical of the era, with a robust parapet roof on the south elevation. The main house provides just over 4,500 sq ft of accommodation, with Longlands Cottage providing an additional 1,000 sq ft.

Longlands House has fine rooms and architectural detail evident in wonderful corning, impressive fireplaces, sliding sash windows with window shutters, and gracious tall ceiling heights in the principal rooms giving a great sense of proportion. There are many practical elements to complement the original quality of Longlands House, starting with a luxuriously appointed kitchen/ breakfast room of high quality with granite worktops and a full range of Neff integrated appliances including fridge/freezer, microwave and dishwasher. A Classic de luxe 5-ring gas hob/oven is set into a recess with a bespoke tiled mural of Henley. There are fine display cupboards and an impressive and practical island unit offering further storage and worktop. The adjoining dining room has a handsome oak floor and a lovely fireplace with coal effect gas fire and traditional folding doors opening to the kitchen/ breakfast room to make the best of these two rooms together. The drawing room has panelled walls, splendid marble fireplace and gas fire, sash windows and shutters, with an adjacent small study with oak fitted work station, beyond which is a butler's pantry with oak tops and sink.

A fine hallway leads out to the rear garden, and an elegant staircase rises to the bedroom accommodation. There is a downstairs cloakroom/WC with gas fired boiler and cupboards. From the reception hall a very useful lower ground floor provides a cellar/sitting room with cupboards and tiled floor, with a separate boiler room housing hot water cylinders and water systems. The sitting room enjoys a recessed bar with wine bins in what would have been the original cellars.

From the reception hall a fine (Grade I) staircase rises to the first floor half landing with a WC and laundry with space and plumbing for washing machine and dryer and a sink unit. Rising to the main landing there is a window seat, and a very impressive master bedroom suite occupies the west side of the first floor, effectively comprising two bedrooms providing master bedroom with en suite sitting room, both having fireplaces, direct access to an en suite dressing room with fitted cupboards and wardrobes and an en suite bath/shower room with Victorian style bath, twin wash hand basins set into a vanity unit, low level WC and shower. Adjacent is a study area / master bedroom office suite with a spiral staircase rising to a studio/ attic room (currently used as an artist's studio).

Guest bedroom 2 with sash windows and shutters, a lovely fireplace and tiled surround, part panelled walls and cupboards, en suite with bath and wall mounted shower, low level WC, vanity unit and sink.

Elegant stairs continue to the second floor landing, cleverly fitted with guest kitchen area, thoughtfully concealed but with oak units, integral dishwasher, fridge/freezer, off which is a family bathroom. The second floor comprises three well balanced bedrooms, all with fireplaces, cupboards, one with an en suite shower room.

From the second floor landing a staircase rises to the secluded roof terrace with a covered patio area, decked terrace, concealed within contemporary railings and with wonderful views over the Royal Regatta course and towards Mill Meadows and Marsh Lock on the River Thames to the south.

OUTSIDE

Longlands House and Cottage are approached through electrically operated solid wooden entrance gates opening to a secluded and walled rear garden, cleverly laid to artificial grass and with a variety of mixed planting in pots to provide a wonderful 'green space'. The driveway meanders through this area to extensive parking at the rear of the property with 8/9 parking bays, beside which is a large garden store. Other outbuildings include a brick garden store and garden shed. An ancient but well preserved and clipped yew tree forms the key focus of the rear garden, together with other yew hedging and mature planting. A delightful timber summerhouse and patio enjoy wonderful views of the church tower and provide a lovely south-facing place to sit.

COTTAGE/ANNEXE

Attached to the house, and which could be easily re-integrated although currently separated, the cottage/annexe provides a panelled sitting room/ office with a Victorian fire grate and handsome surround, with a spiral staircase rising to a vaulted gallery/sitting area with exposed beams. The cottage/ annexe (formerly used as offices) has a comprehensively fitted kitchen with 4-ring gas hob, oven and extractor, Hotpoint fridge/freezer, granite worktops with stainless steel sink unit and good wall and floor units, breakfast bar and vaulted ceiling. The annexe enjoys separate central heating with a Vaillant boiler for hot water and central heating. There is an additional snug/office with Velux window and bedroom with vaulted ceiling and Velux, together with en suite bathroom with Victorian style bath, mixer taps, twin wash hand basins and WC, with adjacent dressing vestibule with cupboards and galleried storage.

PLANNING NOTE

Longlands House and Cottage were formerly the corporate headquarters/ offices for a renowned UK investment company until our clients acquired the property and restored it to a magnificent dwelling. Subject to planning, it may provide a useful corporate headquarters/offices again, if required.

GENERAL REMARKS AND STIPULATIONS

Tenure Freehold with vacant possession on completion.

Services All mains services connected. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority South Oxfordshire District Council. Telephone: 01491 823000.

Viewing Strictly by appointment with Savills.



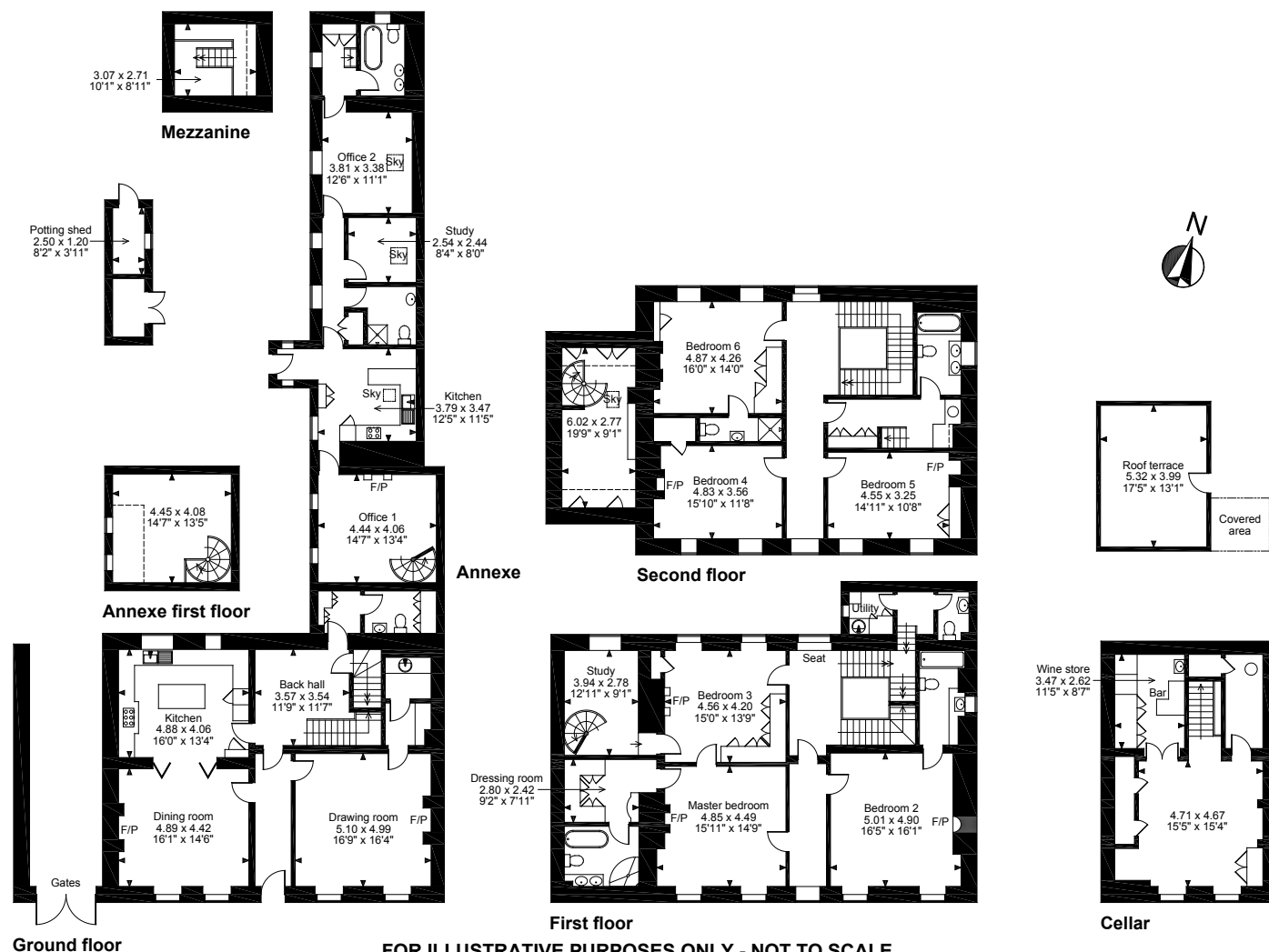
FLOORPLANS

Main House gross internal area = 4,528 sq ft / 420 sq m

Annexe gross internal area = 1,043 sq ft / 97 sq m

Potting Shed gross internal area = 63 sq ft / 6 sq m

Total gross internal area = 5,634 sq ft / 523 sq m



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