



Extended period property moments from the river

Riverslea, Mill Lane, Henley-on-Thames, RG9 4HB

Freehold

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Elevated house • Open plan kitchen & dining with underfloor heating and bi-fold doors • Raised rear terrace • Study • Music / family room • Utility • Principal bedroom with dressing room & en suite bathroom • 4 Further bedrooms • Garage • Wide rear garden • Use of a shared River Thames slipway • Vast outside storage under the house • Gravel driveway with gates • Ability to walk along river into Henley town centre and the station

Description

Riverslea is a splendid detached period property believed to have been designed by George Val Myer made famous with his design of Broadcasting House in London. Historically a more modest version of this house existed, along with three others nearby built in the same style and would typically have served as weekend and holiday homes away from London. The house was fully renovated and altered 10 years ago to create what is now a far more modern and practical home. The current owners believe that there are still some obvious areas that can be further extended (subject to consent and planning permission.) The location itself is popular with locals seeking long river walks and benefits from a more rural feel whilst still just on the outskirts of the Henley town centre.

The ground floor

A good-sized entrance hallway serves all the main downstairs reception rooms with a galleried landing above. With the exception of the cosy and welcoming reception room, complete with log-burning stove, all these rooms have either wooden or tiled flooring. The open-plan kitchen is a major feature of

this house owing to an imposing central island, mantle surrounding the range cooker, feature fireplace, as well as a long dining area that still allows space for a relaxed seating area and bi-fold doors that overlook the rear garden and provide access onto an outside elevated terrace area. A utility room leads off the kitchen with an external door. Along with the front facing study, there is a separate family room / snug.

The first floor consists of five well-presented double bedrooms, each benefitting from fitted storage. The generous principal bedroom has its own dressing room and en suite bathroom. The family bathroom has dual washbasins, bathtub, separate shower unit and access to what we're advised is a very generous loft space with pull down ladder.

Outside

At the front of the property is a gated, gravel driveway, with ample parking set amongst mature rose beds, a stream with foot bridge and steps leading up to the front door. There is a garage which has been set back in the rear right-hand side of the garden currently used for bicycle and motorbike storage. The rear garden itself is South facing,





laid mainly to lawn and backs onto woodland. Underneath the house is ample storage for garden furniture and the likes of kayaks and shallow boats. Steps lead up to an elevated terrace providing an outdoor seating area off the kitchen that no doubt makes the most of the southerly aspect and enjoys a commanding view over the garden.

A very unique feature is that this property also enjoys shared use of a nearby, discreet River Thames slipway for launching small boats.

Situation

The property is located less than a mile from Henley town centre, in a highly desirable position close to the River Thames. There is easy access to all of its major amenities, which include a fine variety of shops, pubs and restaurants. More comprehensive facilities can be found in nearby Reading and Maidenhead. Henley's railway station provides a link to the mainline railway stations in Reading

and Twyford with service to London, Paddington. The A404 provides access to the M40 via J4 and the M4 via J8/9, Heathrow and the motorway network. There are schools of excellent repute in the area and sporting facilities include golf at a number of local courses and boating on the River Thames.

Directions

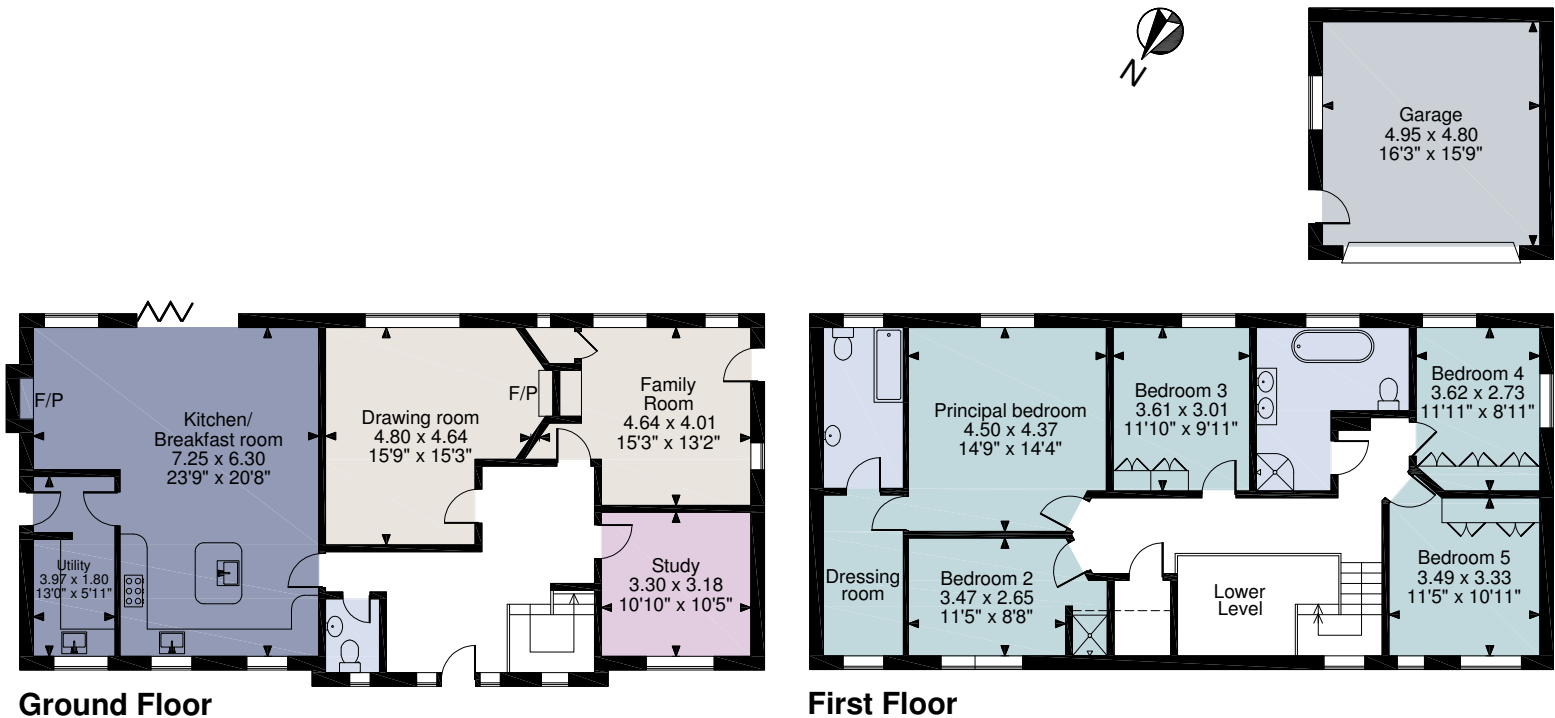
From Savills' Henley office, turn left onto New Street and follow it around to the right, adjacent to the river. At the traffic lights, continue straight ahead onto Thameside and then continue onto Station Road. Turn left at the traffic lights onto Reading Road and continue straight ahead at two roundabouts before turning left onto Mill Lane. You will find the property on your right-hand side after a quarter of a mile.

Services

Mains electricity and water, propane gas heating and private drainage

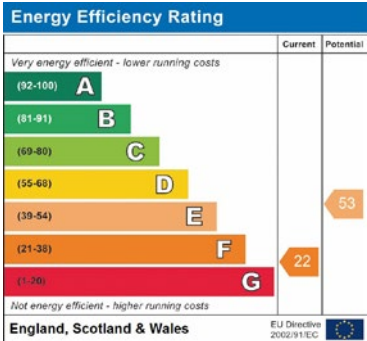


Riverslea, Henley-on-Thames
Main House gross internal area = 2,367 sq ft / 220 sq m
Garage gross internal area = 256 sq ft / 24 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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