

WOODLANDS HOUSE

HARPSDEN WOODS • HARPSDEN • HENLEY-ON-THAMES



WOODLANDS HOUSE

HARPSDEN WOODS • HARPSDEN
HENLEY-ON-THAMES • RG9 4AE

Impressive 7 bedroom family house with indoor swimming pool, tennis court, pavilion and paddock, in a sought after location with far reaching views

**Ground floor: Entrance hall • Kitchen • Garden room
Sitting room • Dining room • Entertainment room
Swimming room with changing and shower room**

First floor: 7 bedrooms • 5 bathrooms

**Integrated double garages with laundry room,
store room and studio over**

Pavilion and tennis court

Gardens, grounds and paddock in all around 5.15 acres

Henley-on-Thames 2.2 miles • Reading Rail Station 8.2 miles
London Heathrow Airport 23 miles • M4 9 miles
M40 12.5 miles (All distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





CGI Image

An example of what is potentially achievable within the current internal volume subject to the necessary planning approval. Please note: Planning permission has not been granted for this neo classical design.



Woodlands House

This impressive 7 bedroom family house can be found in a sought after location with stunning views over undulating countryside. The property is around 7000 sq. ft., rendered and sits under a clay tiled roof. It has been very well maintained by its current owners and comes to the market for the first time in over 25 years.

The property is entered into a large reception hall. The kitchen features black granite work surfaces, an AGA and built in appliances include a range of Miele ovens and a Liebherr wine fridge. The tiled floor continues from here into a garden room with French doors opening terracing; perfect for outdoor entertaining.

The 3 receptions rooms all open out onto the gardens and include a drawing room with fireplace, a dining room, and a large entertainment room with a fully equipped bar. The property also boasts a fabulous indoor swimming pool area with the plant room, and a changing room with shower and WC. There is also a good sized guest cloakroom and beside this there is internal access through to the garaging, laundry room, cloakroom, store room and further studio room above.

A galleried staircase leads up to the bedroom accommodation which includes a master bedroom with a balcony, a dressing room area, and an en suite bathroom with walk in shower, a guest bedroom with a balcony and dressing area and a Jack and Jill bathroom with bedroom 4. There is a second guest room with en suite shower room and 3 further bedrooms (one with Juliette balcony) and two family bathrooms. All the bedrooms have built in wardrobes and storage and the sumptuous bathrooms come complete with Hans Grohe fixtures and Villeroy and Boch sanitary ware.

Garden, grounds and paddock

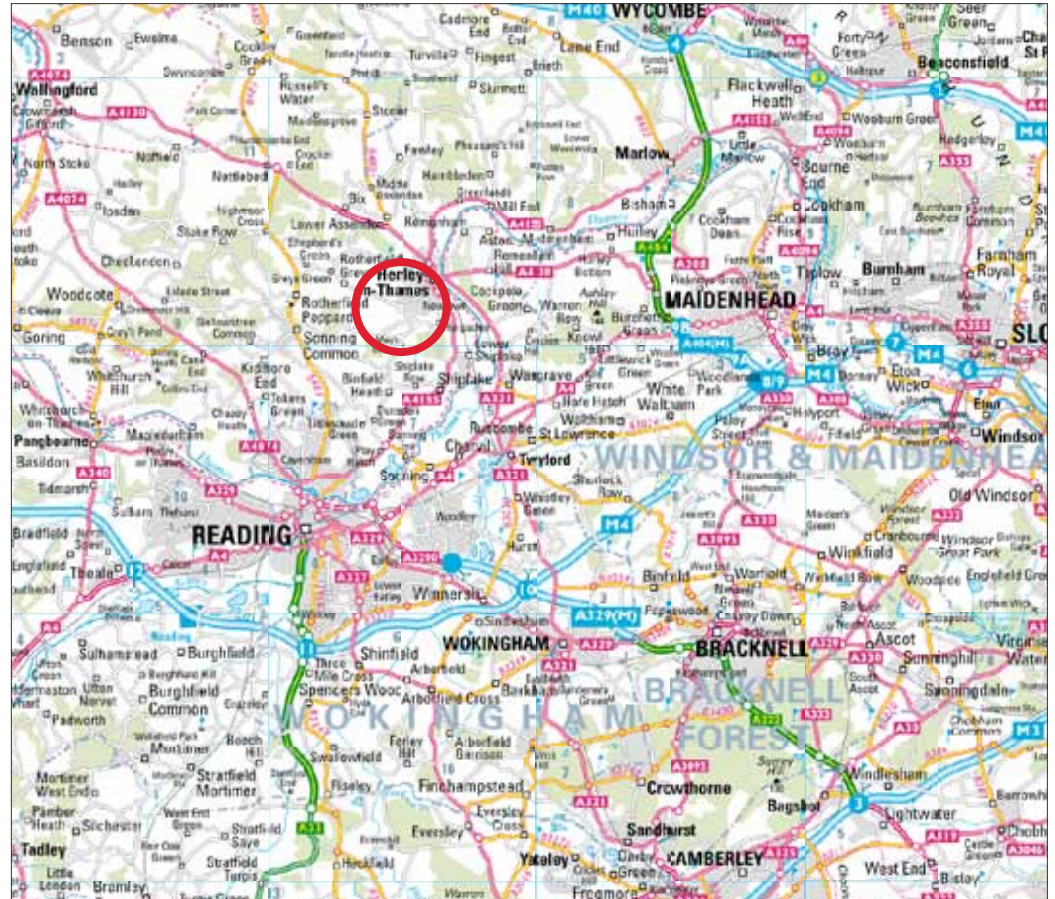
The property is approached through large electric wrought iron gates and onto a sweeping driveway with ample parking. Beautifully manicured gardens surround the house and there are truly glorious far reaching views to the rear.



CGI Image

An example of what is potentially achievable within the current internal volume subject to the necessary planning approval. Please note: Planning permission has not been granted for this neo classical design.





A deep terrace provides seating areas; perfect for outdoor dining and the stepped gardens are very private; mainly to lawn with mature hedging, trees, bushes and perennial shrubs in topiary shapes providing year round colour.

The lower garden has a Pavilion with covered veranda, and opposite is a fully enclosed hard surface tennis court. There is also a private paddock.

Situation

The property can be found in a wonderful position on one of the area's most sought after roads and is surrounded by rolling countryside that is crossed with a wide network of footpaths and bridleways.

The neighbouring town of Henley-on-Thames offers a broad selection of amenities, day to day shopping along with a selection of specialist retailers, boutiques and an inviting choice of cafes and restaurants. The large centre of Reading is close to hand offering the Oracle shopping centre and a mainline railway hub with fast commuter trains to London with Crossrail (The Elizabeth Line) due to open in 2019.

Heathrow is 23 miles away, and the M40 and M4 motorways are both easily accessible.

Services

All mains.

Local Authority

South Oxfordshire District Council.

Directions (RG9 4AE)

From Henley head South on the A4155 towards Reading. After approximately 2 miles on reaching Lower Shiplake the road bears around to the right with a war memorial on the left hand side. At this point turn right into Woodlands Road and continue for approximately three quarters of a mile until you reach a private road branching off to the left. After approximately 150 yards the gated entrance will be found on the left hand side.

Approximate
 Gross Internal Floor Area
 House: 657sq.m. or 7072sq.ft.
 Garage: 100sq.m. or 1076sq.ft.
 Pavillion: 32sq.m. or 345sq.ft.

Denotes areas below 1.5m
 excluded from Area Total.

© 2017 HOMEPLAN

www.homeplanuk.co.uk

Constructed in accordance with the RICS code of measuring
 practice, this plan is for layout guidance only. It is not to scale,
 unless specified. Please check all dimensions & shapes before
 making any decisions reliant upon them.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



01491 844900
 20 Thameside, Henley-on-Thames,
 Oxfordshire RG9 2LJ
alexander.risdon@knightfrank.com

KnightFrank.co.uk



020 7861 1114
 55 Baker Street, London,
 W1U 8AN
Edward.welton@knightfrank.com

KnightFrank.co.uk



01491 843010
 58-60 Bell Street,
 Henley RG9 2BN
schristie-miller@savills.com

Savills.co.uk

020 7016 3713
 33 Margaret Street, London,
 W1G 0JD
hmaconochie@savills.com

Savills.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Savills in the particulars or by word or mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP and Savills nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice. Particulars dated May 2018. Photographs dated May 2018. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

