



# A rare Grade II listed Georgian town house

Denmark House, 2 Northfield End, Henley-on-Thames, Oxfordshire, RG9 2HN

Freehold









Entrance hall • 3 ground floor reception rooms • kitchen • utility room • 2 cloakrooms • cellar • first floor sitting room • 7 bedrooms • 4 bathrooms • courtyard garden swimming pool • secured carport • parking for 4 cars

### Directions

Leave Henley on the A4130 (Bell Street). Immediately before the first mini roundabout turn right into Bell Lane. The parking for Denmark House can be found immediately on the left hand side to the front of the property. Postcode RG9 2HN.

### Situation

Situated in a superb position in one of the most sought after locations in the town, close to the River Thames and rarely available to the market, the property has the advantage of easy access to all major amenities including a supermarket, cinema, theatre, a fine variety of shops, public houses and restaurants. The property is also within walking distance of Phyllis Court. There is a train service from Henley (via Twyford) and Reading (from 28 minutes) to London Paddington. The area is well served for state and private schools including Rupert House, Cranford House, Reading Blue Coat, The Abbey School for Girls and Queen Anne's in Caversham. The nearby countryside offers miles of extensive walking and riding with the Thames Path close by.

### Description

Denmark House is a charming Grade II listed home set in a superb location in the heart of the town. The property is believed to date back to the early 17th century and has a wealth of character including high ceilings and large windows. It has been extended and has evolved over time to create a remarkably large family house in the centre of town.

The flexible accommodation is light and airy and arranged over three floors, accessed via two separate staircases. The drawing room is a delightful room with built-in bookshelves and cupboards, high ceilings, double aspect to the front and side and an open fireplace housing an electric wood burning stove. Double doors open to the family room which has a fireplace with bookshelves and cupboards to either side. A corridor leads from the reception rooms to the rear lobby, accessed from the courtyard and leading to the kitchen and utility room. Both rooms have a range of painted wall and floor units, space for appliances and a table in the kitchen.





The garden room opens from the kitchen and offers wonderful space for dining and sitting arranged around an open gas fire. It is triple aspect and has doors opening to the garden and loggia.

To the first floor a spacious sitting room overlooks the front and side of the property. It has an original fireplace and part panelled walls. There are three bedrooms on this floor and a large family bathroom and separate WC with washbasin. The second floor has four further bedrooms, two of which are en suite, and a separate WC and small bathroom.

### Outside

At the front of the property there is a parking area for four cars. The rear walled garden is fully enclosed and divided into separate areas of interest. From the rear lobby a door opens to a large paved area with a brick water feature containing a small pond with water lilies and fountain. It is surrounded by beds full of mature perennial plants, shrubs and trees arranged around a central terrace. The swimming pool is discreetly screened from the main garden and there is a pretty summerhouse to one side.

Accessed from the garden room there is a loggia providing the perfect place to dine al fresco and, at the rear, a useful covered off road parking space accessed from the lane.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are 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 have been tested.

#### Local authority

South Oxfordshire District Council

**Post Code:** RG9 2HN

EPC Exempt

#### Viewing

Strictly by appointment with Savills.







Approximate Area = 399.4 sq m / 4299 sq ft  
Cellar = 35.8 sq m / 385 sq ft  
Summer House = 7 sq m / 75 sq ft  
Total = 442.2 sq m / 4759 sq ft  
Including Limited Use Area (13.4 sq m / 144 sq ft)  
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