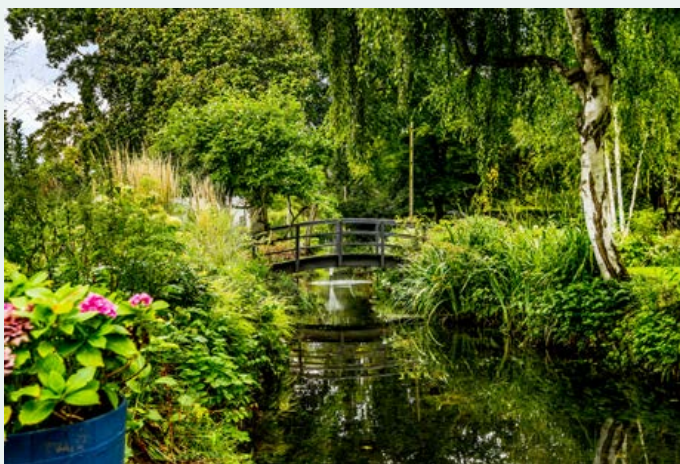


THE OLD HOUSE

MILL LANE, HENLEY-ON-THAMES, OXFORDSHIRE







THE OLD HOUSE

MILL LANE • HENLEY-ON-THAMES • OXFORDSHIRE

Henley-on-Thames town centre, river and station 1 mile • Reading 9 miles

M4 J8/9 10 miles • London 37 miles

(Distances are approximate)

Unique riverside home in prime Henley location

ACCOMMODATION

MAIN HOUSE

Entrance hall • Drawing room • Sitting room • Reception hall • Dining room

Kitchen/breakfast/family room • Utility room • Boot room

Five bedrooms (2 en suite) • Family bathrooms • Mezzanine study area

DETACHED ANNEXE - THE BOAT HOUSE

Sitting room • Kitchen/breakfast room • Office • Sauna • Bedroom • Shower room

OUTSIDE

Detached 3 bay gym/car port • Garage/store

Landscaped garden and grounds, extending to 1.86 acres

River Thames garden with pontoon and mooring space

savills

SAVILLS HENLEY

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Oxfordshire, RG9 2BN

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henley@savills.com

Your attention is drawn to the Important Notice on the last page of the text



SITUATION

The Old House is beautifully situated on the banks of the Thames, within a mile of the town centre and River Thames. It is a delightful walk along the tow path to the centre of town. Henley station has a regular service to London, Paddington (via Twyford from 45 mins) and Reading station is about 7 miles away (Paddington from 28 minutes Crossrail 2021). The M4, with links to London, the M25 and the M40 is about 10 miles away. An excellent range of state and independent schools are available in the area including Rupert House, Shiplake, Wellington, the Oratory, Bluecoat in Sonning and Queen Anne's in Caversham. Boating may be enjoyed on the River Thames with racing at Ascot, Newbury and Windsor.

DESCRIPTION

The Old House is an exceptional, attached Grade II listed house which has been extensively extended and refurbished by the current owners to create a fabulous family home providing the best in design with a mix of light contemporary space and delightful original features. It is a property full of character and charm with accommodation that is flexible and beautifully presented.

The well equipped kitchen/breakfast room opens to a wonderful family room with double height Crittall windows with doors opening to a stone terrace overlooking the landscaped gardens. Above a mezzanine/office space leads to an en suite bedroom with balcony overlooking the River Thames. A good sized utility room and separate boot room create useful storage and practical space. Off the kitchen there is dining area with doors opening to the terrace and this leads to the original part of the house where there is a charming drawing room, sitting room and cloakroom.

To the first floor there are four further bedrooms. All are dual aspect to the Thames and the garden and the principal has an en suite bathroom and dressing room. There are family bathrooms serving the other three bedrooms which have river and garden views.





THE BOAT HOUSE - ANNEXE

To the rear of the garden is a newly built annexe comprising an open plan kitchen and sitting room, large office, bedroom, shower room and sauna. It is contemporary in design with large Crittall windows and doors opening to a deck with runs around three sides. This provides great self-contained accommodation while also providing the perfect setting for working from home away from the main house.

OUTSIDE

The gardens at The Old House are a particular feature of the property. To the front they frame the lovely Georgian façade and, over the towpath, there is a riverside garden with mooring and deck. To the rear, accessed from the rear of the main house is a stone paved terrace leading around the side where there is a hot tub. The terrace overlooks the beautiful gardens and provides the perfect place for outside entertaining in the peaceful surroundings. A stream runs through the garden and is crossed in various places with pretty bridges. There is a variety of mature trees including oak, horse chestnut, silver birch, mulberry, quince and weeping beech. Throughout there are magnificent flowerbeds planted with a multitude of perennial plants and shrubs providing year round colour and interest. There is vehicle access from the lane via electric gates which open to a large parking area for several cars. To one side is a three bay car port which provides covered parking and at present gym facilities. There is an additional single garage/store. The gardens extend down to a woodland walk beyond the annexe. In all about 1.86 acres.

GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Services

Mains water, electricity and gas. Private drainage. Gas fired central heating. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local authority

South Oxfordshire District Council

Post Code

RG9 4HB

Directions

From the centre of Henley proceed south towards Reading. After about a mile turn left into Mill Lane. Proceed along the lane, past Mill Meadow and after 150 yards the gated entrance to Old House is on the left. Post code: RG9 4HB

Viewing

Strictly by appointment with Savills.



THE OLD HOUSE

Approximate Gross Internal Area:

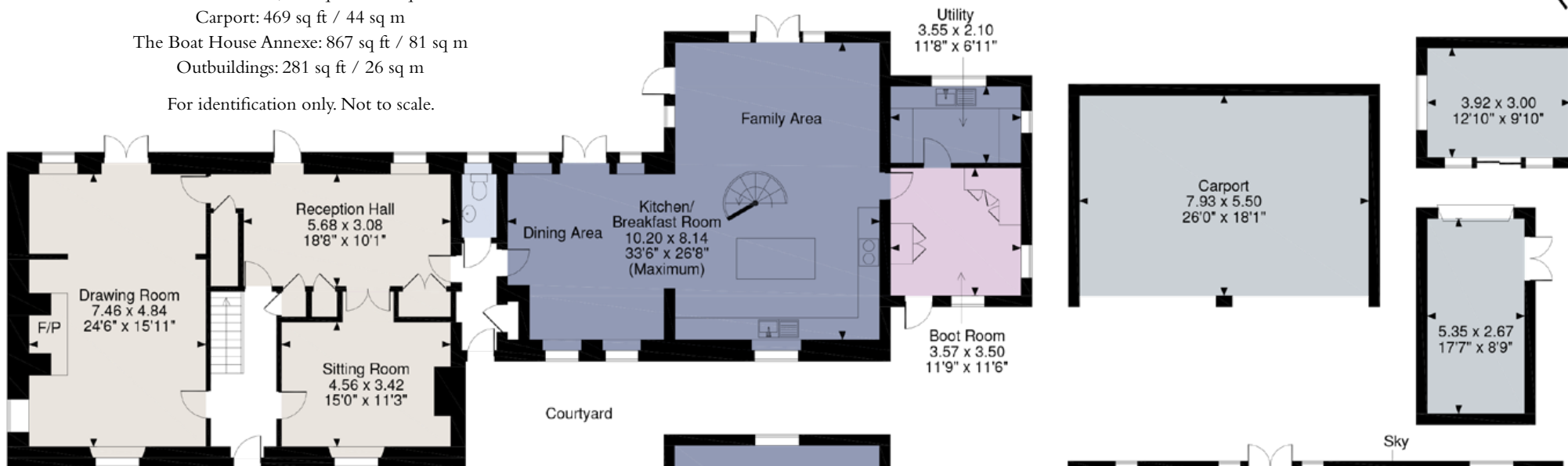
Main House: 3,661 sq ft / 340 sq m

Carport: 469 sq ft / 44 sq m

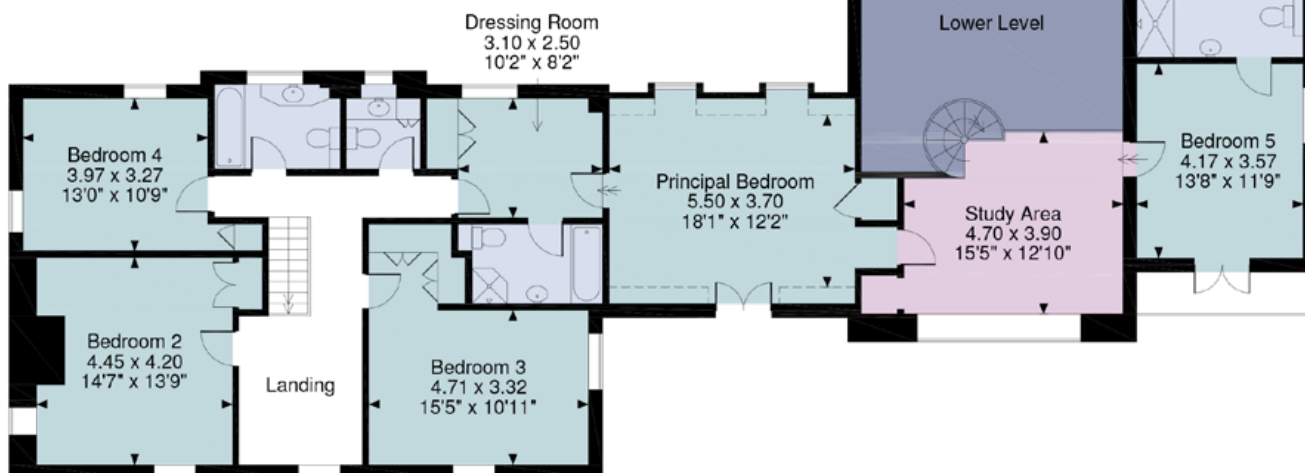
The Boat House Annex: 867 sq ft / 81 sq m

Outbuildings: 281 sq ft / 26 sq m

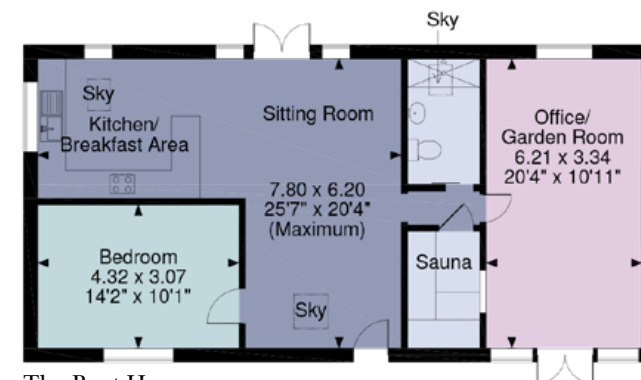
For identification only. Not to scale.



Ground Floor



First Floor



The Boat House annex

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