

# THE BOAT HOUSE

4 WHARFE LANE • HENLEY-ON-THAMES



# THE BOAT HOUSE

4 WHARFE LANE  
HENLEY-ON-THAMES • RG9 2LL

***An exclusive riverside home with  
far reaching views over the River Thames***

**Open Plan kitchen/dining reception room with terrace  
Master bedroom suite with dressing room and en suite  
2 Further bedroom suites with en suites**

**Private Jetty with mooring for 2 boats • Private Parking**

M4 (J8/9) 6 miles • M40 (J4) 9 miles  
Central London 34 miles • Reading 8 miles  
(All distances are 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.





## The Boat House

The Boathouse is a stunning, riverside property enjoying a wonderful position on the river overlooking Leander Club, the Stewards enclosure and is within yards of the finish line of the Royal Regatta. The house has been completely rebuilt in recent years but preserves the original 19th century exterior, being a Grade II listed property. The house benefits from having mooring for two boats and well-proportioned living and entertaining space. There is under floor heating throughout and a Hitachi air conditioning system in all principle rooms.

The first floor is open plan offering an impressive kitchen, dining area and drawing room. The stunning kitchen has been hand crafted from Wenge wood with inlay detailing in the base of the zinc top bar. There is a Mercury five burner range cooker and Sub Zero Fridge freezer, ice machine and wine cooler, wine fridge, Neff microwave and drinking tap. All doors and bespoke fitted wardrobes are custom made and hand built from solid mahogany and slab fronted. The drawing room has an elegant open fireplace with stone surround and a remote controlled real flame gas log effect fire, and full width opening bi-fold doors leading onto the terrace, overlooking the river Thames, with views upstream to Henley Bridge and downstream to the Royal Regatta course, Temple Island and Chiltern Hills beyond.

The bedroom accommodation can be found on the ground floor. The spacious master suite offers wonderful views across the river, a walk in wardrobe and an impressive en suite with shower/ steam room fitted with floor to ceiling Italian granite and slate floor. There are two further bedrooms with en suites.

## Outside

The property is set within a private no through road in Henley-on-Thames. This wonderful home offers private parking and a Jetty with mooring for two boats.





## Location



The Boat House, 4 Wharfe Lane is situated in the historic riverside town of Henley-on-Thames, close to all major amenities including supermarkets, hospital, boutique shops, and an eclectic range of public houses, bistros and restaurants. There is also a 3 screen cinema and a theatre.



Reading and Maidenhead are close to hand with mainline rail station hubs and the Crossrail service is due to commence in 2019. Henley's railway station also provides a link to the mainline stations in Reading and Twyford with a fast service to London Paddington (from 25 minutes). The M4 (J8/9) is approximately 6 miles away and provides access to Heathrow and the motorway network.



There are excellent private and state schools in and around the area including St Mary's School, Rupert House Preparatory, Reading Blue Coat School in Sonning, Queen Anne's in Caversham, St Helen and Katharine in Abingdon, The Oratory Preparatory and Senior Schools in Woodcote, Abingdon School, Gillots School, Trinity Primary School and The Henley College amongst others.



## Directions (Postcode RG9 2II)

From the M4 (London) exit at J8/9 signed to Henley and Marlow bearing right onto the A404. Take the second exit off the roundabout signed to Henley staying on the A404. Follow the dual carriageway for approximately 4 miles taking the exit signed to Hurley/Henley. At the top of the slip road turn left and then take the 2nd exit off the roundabout onto the A4130. Follow the road for approximately 5 miles dropping down to Henley Bridge. After crossing the bridge continue up Hart Street and turn right at the traffic lights into Bell Street. Take the next right into New Street where Wharfe Lane can be found on the left, shortly before the river.

## Services

Gas and Mains drainage

## Fixtures and Fittings

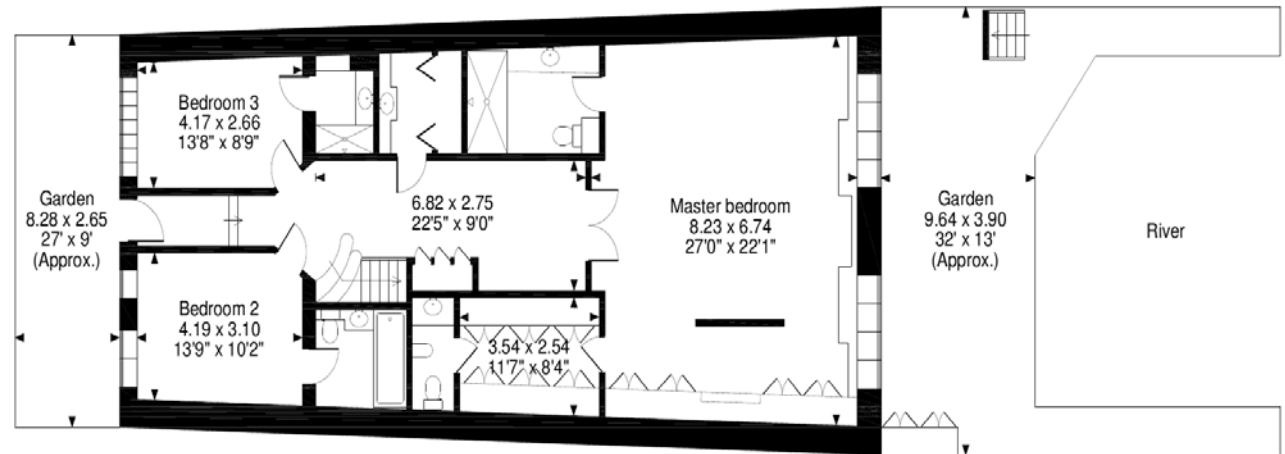
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, blinds, light fittings, Kitchen Appliances and garden ornaments, are specifically excluded but may be made available by separate negotiation.

## Local Authority

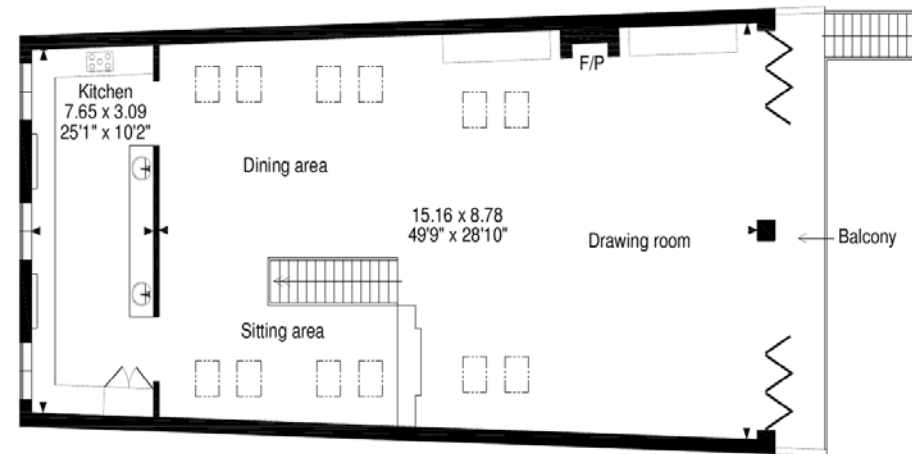
South Oxfordshire District Council

## The Boat House, Henley-on-Thames

Main House gross internal area = 3,133 sq ft / 291 sq m



Ground floor



First floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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