

An aerial photograph of the Templecombe House estate. The image shows a large, lush green lawn in the center, surrounded by dense trees with autumn foliage. To the left, a river flows through the estate, with a bridge crossing it. In the background, a large white house is visible, partially obscured by trees. The foreground features a large, open field with a golden-brown hue, possibly a harvested field or a different type of grass. The sky is blue with some light clouds.

# TEMPLECOMBE HOUSE

HENLEY-ON-THAMES • OXFORDSHIRE









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WARGRAVE ROAD • HENLEY-ON-THAMES • OXFORDSHIRE

Henley-on-Thames 2½ miles (trains to London Paddington via Twyford); M4 (J8/9) 8 miles;  
Twyford (Crossrail from 2019) 4 miles; Heathrow 22 miles  
(Distances are approximate)

*Parkland splendour with unique dwelling and great potential*

Entrance hall, cloakroom/WC, drawing room, dining area, kitchen/breakfast room, master bedroom suite with en suite dressing room and bathroom, guest bedroom 2 en suite, 2 further bedrooms, family bathroom

Indoor swimming pool complex, double garage & store room

Former staff flat (currently in need of refitting)

Summerhouse/pavilion, outbuildings • Hard tennis court

Gate lodge comprising 2 bedrooms, kitchen, sitting room, shower room and garden shed

Formal gardens and parkland

**About 43 acres**



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## DIRECTIONS (RG9 3HU)

From Henley-on-Thames proceed over Henley Bridge and immediately right into the Wargrave Road (A321). Proceed past Henley Rowing Club and over the single traffic light / Conways Bridge. The entrance to Templecombe House (gate lodge visible) will be found on the left before the turning left to Kentons Lane.

## SITUATION

Templecombe House occupies a very special setting on an elevated site with a parkland setting with some tremendous and extensive views to the south-west towards the River Thames and Wargrave. The site also affords complete privacy. The charming market and riverside town of Henley-on-Thames is within 2 miles, with a varied selection of shopping, recreational and educational facilities, home to the International Henley Royal Regatta, the renowned Music & Arts Festival, the River and Rowing Museum, Henley Literary Festival and a number of other sporting and cultural events throughout the year. There are some fine golf courses in the area including Temple, Henley Golf Club and Huntercombe, with boating facilities on the River Thames at Wargrave and in Henley and Mill End. London Heathrow is about 22 miles via the M4 and access into Central London a short further distance.







## DESCRIPTION

Templecombe House is a 20th century architect designed house built of stone and glass to a striking curved design. Large picture windows make the very best of the views and outlook into the gardens and grounds and well beyond. With the main house being approached up some gently curving stone steps, you arrive at the reception hall with cloakroom and WC. The house comprises a principal reception room with feature stone wall, open fireplace and sliding doors onto a balcony/terrace. There is a period bespoke coffee table and book shelves.

The dining area sits between the drawing room and the kitchen/ breakfast room, fitted with wall and floor units, double oven, hob, extractor and dishwasher.

The bedroom wing is set to the east, comprising a generous master bedroom suite with an en suite dressing room, fitted wardrobes and cupboards and built in dressing table, and a bathroom with bath and mixer taps, twin sinks set in marble, black reflective glass walls, vanity unit and WC.

There is a guest bedroom en suite and 2 further family bedrooms, with an additional family bathroom.









The indoor swimming pool complex, which can be accessed both from outside and directly from the master bedroom, comprises a covered and heated swimming pool with electric cover, 2 changing rooms, one with shower, washing machine and hand basin, the other with shower, WC and wash hand basin; plant room with Worcester oil fired boiler and 'Combat' dehumidifying system and pool filtration unit.

There is an integral double garage on the lower ground floor adjoining the former staff flat (in need of refitting). Adjoining services and utility cupboard.

The Gate Lodge comprises a sitting room with redbrick fireplace and double door to garden. The well fitted kitchen/breakfast room has a range of wall and floor units with oak tops, Neff oven and hob, integrated dishwasher. Heating by electric radiators. Garden shed.





## THE GROUNDS

Templecombe House is approached up a long tarmacadam driveway with the paddock to the left, with a handsome and practically situated gate lodge at the drive entrance. The drive turns and rises to the plateau where Templecombe House sits amongst informal gardens laid principally to lawn, but with some handsome specimen trees including copper beech and beech with laurel walks lying to the north. There is a good selection of flora, fauna and wildlife within the grounds, including deer.

Originally forming part of what we believe to be a listed parkland setting, the Druids Altar is a collection of ancient stones that is Grade II Listed.

Overlooking the main lawn is a summerhouse/pavilion with

WC and shower cubicle, and close to the swimming pool area additional outbuildings include a wood shed, brick workshop and oil tanks. The principal lawn in front of the house gives way to a post and rail fence and the paddock that rolls gently to the west and down towards the gate lodge.

The grounds to the rear of the main house on the east side are also laid to lawn, with post and rail fence paddocks, a recently resurfaced hard tennis court and beech hedging marking the boundary.

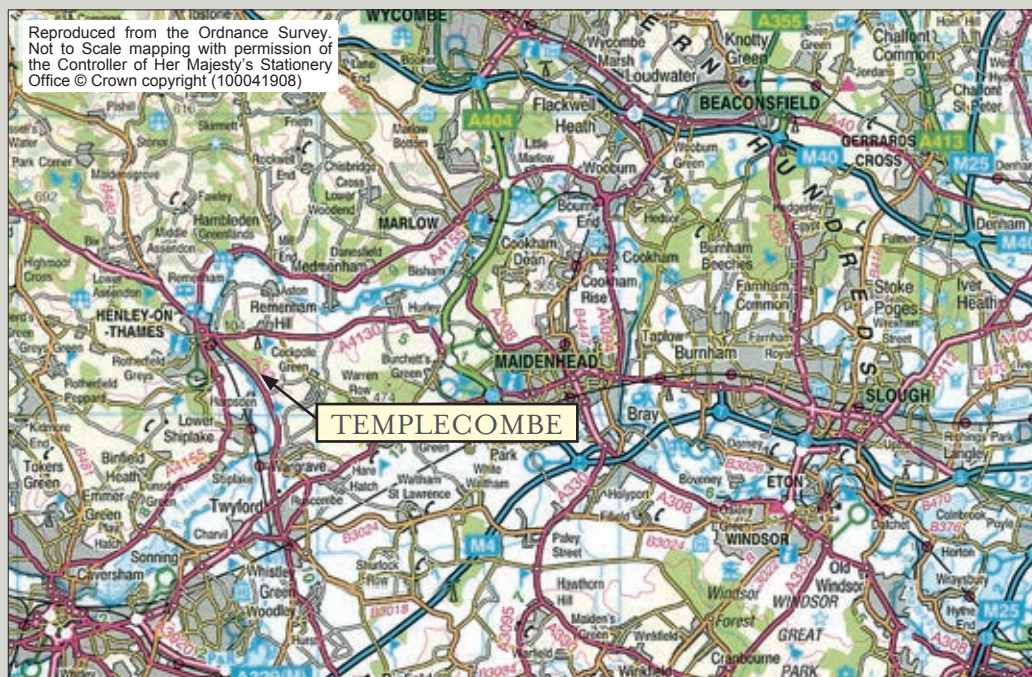
To the south of the main drive the grounds rise to the southern boundary adjoining privately owned parkland next door.











## GENERAL REMARKS AND STIPULATIONS

### TENURE

Freehold with vacant possession on completion.

### SERVICES

Mains electricity. Private drainage. Mains water for the Lodge and borehole water supply for the main house. **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 has been tested.**

**NOTE:** There is a small electricity sub-station for Templecombe House (Site No.2099).

### LOCAL AUTHORITY

Wokingham Borough Council

### ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

### VIEWING

Strictly by appointment with Savills and Knight Frank. No other access permitted.



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# TEMPLECOMBE

Gross internal area (approx):-

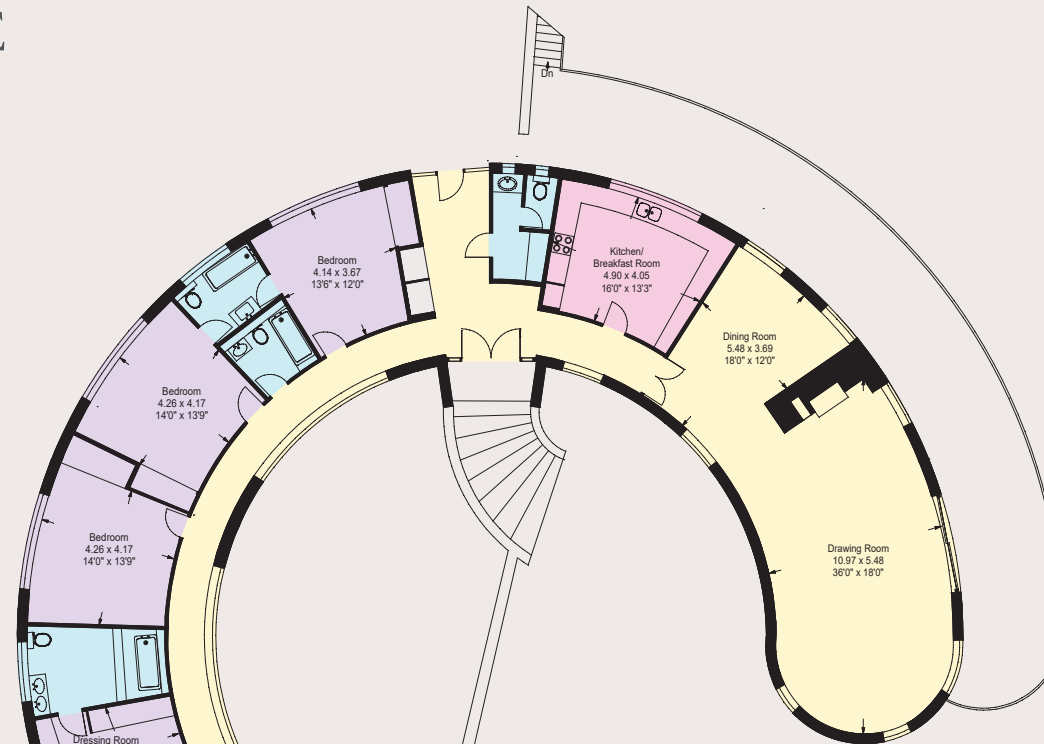
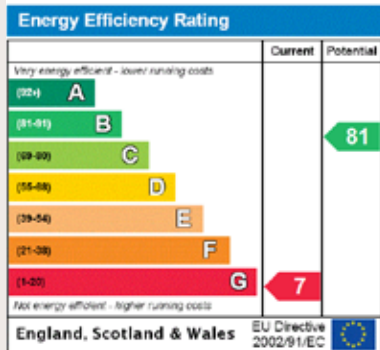
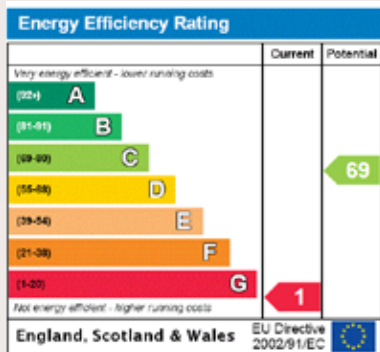
House: 280sq.m. or 3014sq.ft.

Garage & Stores: 95sq.m. or 1023sq.ft.

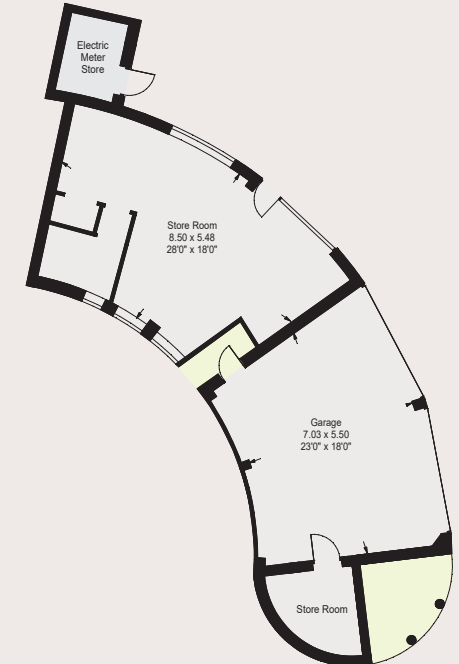
Pool House: 211sq.m. or 2271sq.ft.

Gate Lodge: 68sq.m. or 732sq.ft.

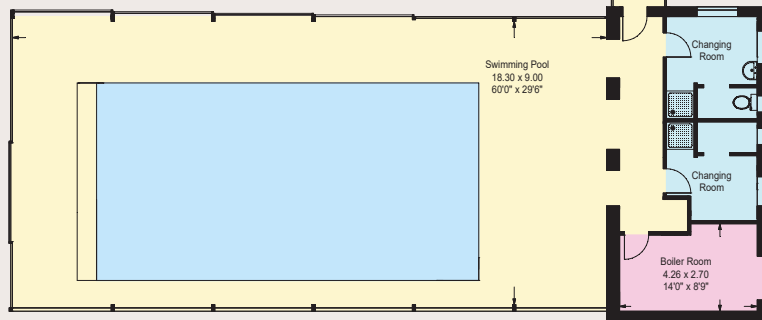
For identification only. Not to scale.



Ground Floor



Lower Ground Floor



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Swimming Pools & Spas

