



Syringa
Rod Eyot | Henley-on-Thames

FINE & COUNTRY

SYRINGA

On an island in the River Thames at Henley. Access only by boat – although three car parking spaces on the opposite bank. 160' approx. mooring. Existing property greatly improved and extends to about 2,500 sq. ft.







ONE OF THE FINEST SETTINGS IN HENLEY – ON AN ISLAND

Well placed for the commuter – Henley station to London (Paddington) and good access to M4 and M40. Peaceful idyllic setting, where the only passing traffic is boats and swans.

Either retain the existing property – and there is planning permission to extend or redevelop – a planning application is currently under consideration (July 2019).

- Access only by boat
- A refreshing retreat – private and exclusive
- Just 47 minutes by train from Henley to Paddington
- Mooring – incredible 160'
- Three car parking spaces on opposite river bank
- Potential to redevelop (application submitted)
- Crossrail shortly from nearby Twyford
- Well placed for M4, M40, Heathrow and central London

LOCATION

Henley is rich in history – the first record of Henley is 1179 when King Henry II "bought land for the making of buildings". It's history plays a major part in modern Henley – for example the existing Thursday Market is believed to date back to 1269.

Henley Bridge is a five arched bridge across the river, built in 1786. It is a Grade I Listed historic structure.

The town's railway station includes direct services to London (Paddington) and there are mainline rail services from nearby Twyford, also to Paddington. Crossrail will stop at Twyford. Trains from High Wycombe (about twelve miles away) offer the alternative service into London (Marylebone). The M4 motorway (Junction 8/9) and M40 motorway (Junction 4) are each about twelve miles.

Henley is a world renowned centre for rowing. Each summer the Henley Royal Regatta is held on Henley Reach, a naturally straight stretch of the river, just north of the town. The world famous Leander Club is home to Olympic and world champions – at nearby Henley Bridge. To summarise, the setting of the town has been established for about 850 years and features many interesting historic Listed Buildings. The area is surrounded by lovely stretches of countryside, but the good motorway and rail links ensure the popularity of this town.







Seller Insight



“With unparalleled views of the River Thames, this unique single-storey home occupies a coveted location on the small island of Rod Eyot, which lies just a stone’s throw – and a short boat ride – from the affluent town of Henley-on-Thames. “My father bought the property thirty years ago, at which time the house consisted of only the two front rooms. He had always loved the Henley lifestyle and the unique and beautiful setting is what really sold it to him. From our island home we have been able to enjoy easy access into the scenic town, including the Regatta festivities and appreciate everyday river life and so much more. It really is quite an exceptional place and for us, Syringa has been the most wonderful family home.”

“Over time, and as our family grew, the house has been greatly extended and now provides a very spacious, light and bright accommodation that has been designed to take full advantage of this enchanting setting. There are large reception rooms front and back, which take in differing but equally stunning views of the river and beyond. We have a large family kitchen and each of the bedrooms is nicely proportioned. The most recent addition to the house was the huge conservatory at the back, which provides a fantastic connection with the outside space, no matter what the weather.”

“Apart from the setting, one of the standout features of the property has to be the garden, which is one of the largest on the island, and which opens onto the river on both sides, with around 160 feet of private mooring. We have a large decked terrace overlooking the river that leads into the front reception room. The rest of the garden is laid to lawn and edged with a mature border of high hedging and trees. It has been a delightful space for us to enjoy as children and a stunning location to entertain family and friends.”

“The large front sitting room is probably our favourite part of the house. It has exposed beams and a wood-burning stove that creates a warm, cosy atmosphere where we can all gather as a family.”

“The island can only be accessed via boat, but on the mainland we have a private off-road parking area so it’s very easy to get about. We’re very close to the town centre and we can hop on a train and be in London in 47 minutes, so it’s a very convenient location, but at the end of the day we return to our personal haven.”

“The house and garden have provided a fabulous backdrop to numerous celebrations and get-togethers, one of which was my mother and father’s wedding reception. They had around two hundred guests and by all accounts it was a really magical occasion.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







“ This really is a place quite unlike any other; it's almost like living in another world. It's a very private place, wonderfully peaceful and the view is ever changing yet always so beautiful. I can't imagine we'll ever find anywhere else quite like it.”







PLANNING

The current owners have recently submitted a planning application for the redevelopment of Syringa. The floor plan on the facing page, the Architects drawing below and on adjoining pages including a proposed first floor, show how this property could be redeveloped to provide a truly magnificent home, of style and distinction. The planning application has been submitted under reference P19/S1569/FUL. Full details are available on the Local Authority website. Planning permission has already been granted to raise all the buildings on Rod Eyot.

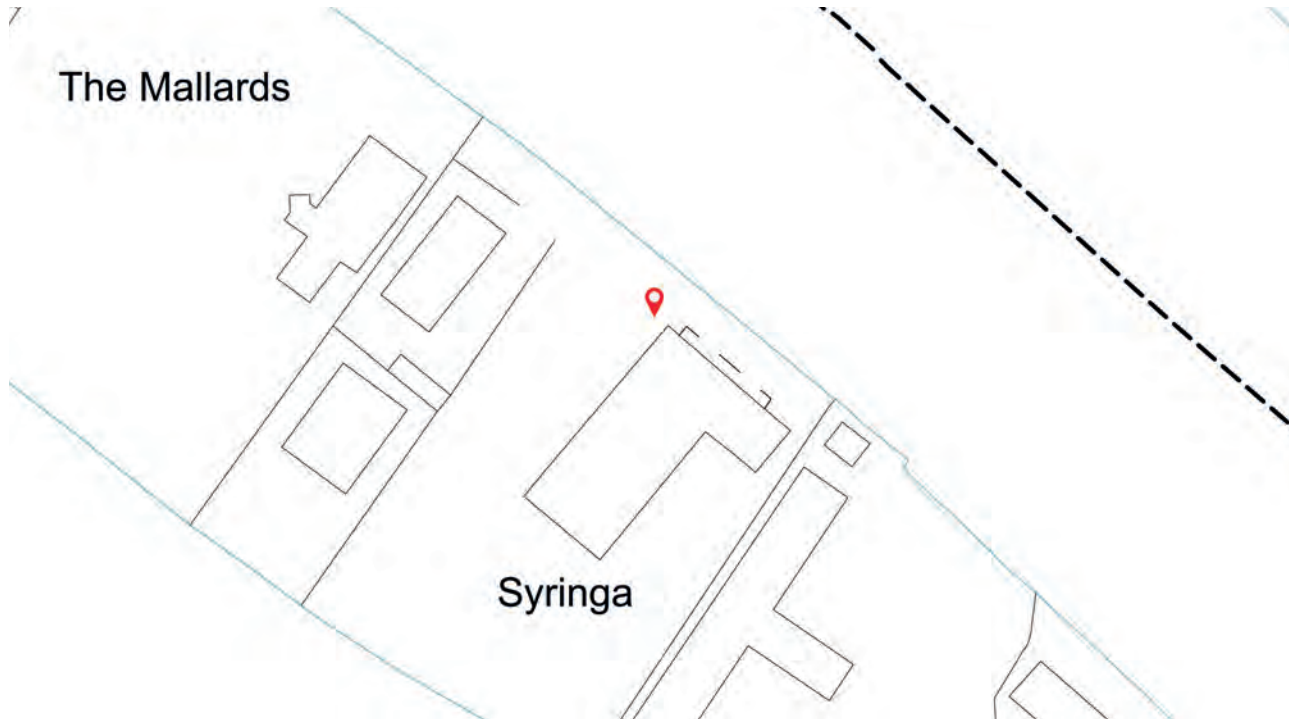
The floor area of the proposed new building is no larger than the existing property and therefore it should be considered favourably – the outcome is expected in July/early August 2019. The new design takes full advantage of the setting and is broadly speaking, T shaped. The magnificent reception rooms, including the kitchen, benefits from the dual river aspect. The two main bedrooms each have a river view.

In total, the accommodation will include 4 bedrooms, 4 bathrooms and a dressing room – the master suite has an en suite bathroom and dressing room. The ground floor is enhanced by the balconies, ensuring full advantage of the panoramic views. In addition, there is a proposal for limited first floor accommodation in the form of a studio with an adjoining terrace garden.





The Mallards

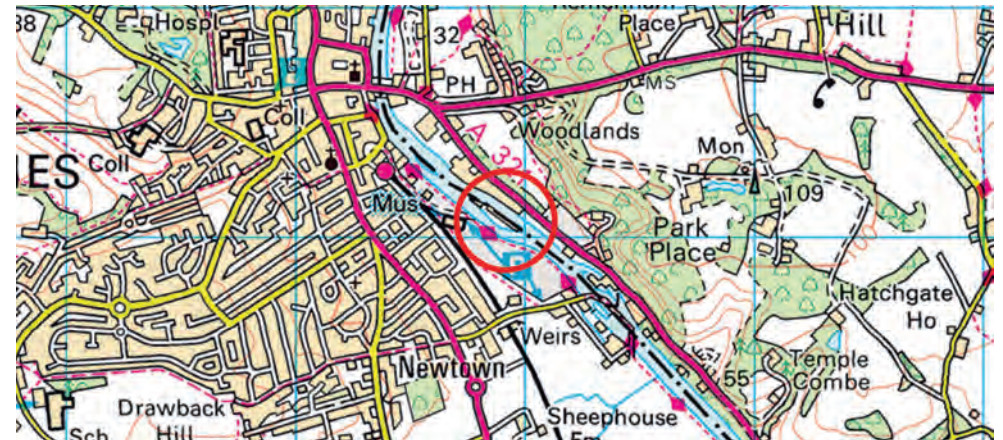


DESCRIPTION

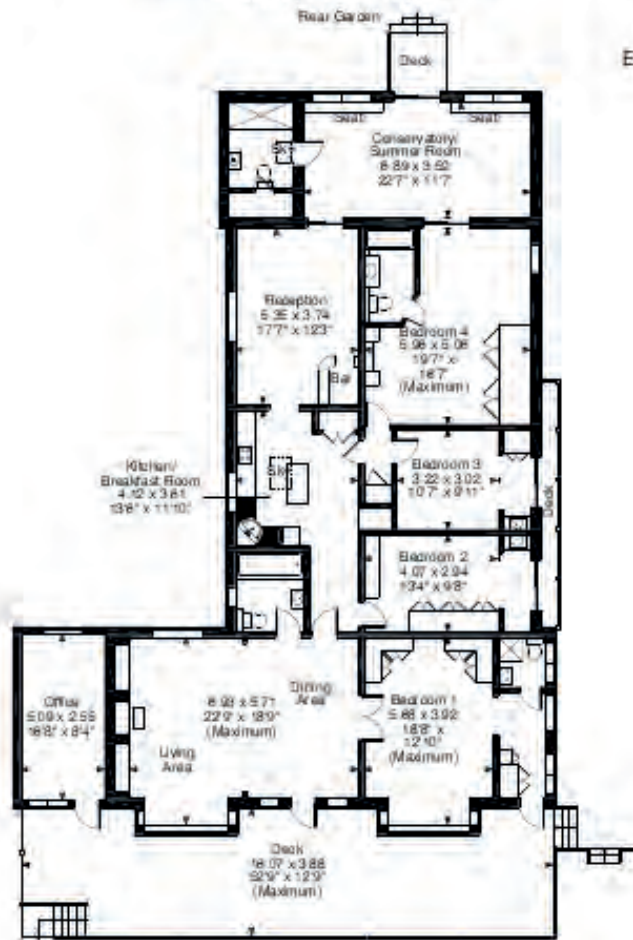
Syringa, Rod Eyot (pronounced eight) first appeared on the island in about 1920 and has been extended on several occasions with an extant planning permission to allow further accommodation.

The existing property is immaculately presented with 4 bedrooms and 4 bathrooms/shower rooms, 3 reception rooms, a well fitted kitchen and balconies/verandahs all taking advantage of the river aspect. We have tried to accurately describe the unique characteristics of this property – but the final decision on the description will of course rest with the buyer.

This property could be described as 'Far from the Madding Crowd' and yet it is no more than 100 yards from the Madding Crowd! The Wargrave Road and town centre of Henley are very close by and immediately one is moving from almost a past era into the present time. The location of Syringa is serene and tranquil. The main garden faces across the river to a riverside walk and park.



Wargrave Road, Henley-on-Thames
Approximate Gross Internal Area
2448 Sq Ft/227 Sq M



Bungalow

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Energy Efficiency Rating		Current	Potential
<p>Best energy efficiency (lower rating cost)</p>			
	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
<p>Best energy efficiency (higher rating cost)</p>			
			35

England & Wales



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THE FINE & COUNTRY
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Fine & Country
Tel: +44 (0)118 989 4499
wokingham@fineandcountry.com
7 Broad Street, Wokingham, Berks. RG40 1AY

