

Marsh Mills House, Wargrave Road, Henley



A beautiful period property situated on a quiet backwater of the Thames.

Knight Frank are delighted to offer this fantastic period property on the market for the first time in over 45 years. Situated on a quiet stretch of the River Thames, the property has lovely gardens with riverside access, a mooring and a separate annexe.

Accommodation

Ground Floor Reception hall | Living room | Dining room | Kitchen | Utility
Shower room | Greenhouse/Sun room

Basement Boiler room | Wine store | Two separate storage rooms

First Floor Principal bedroom with en-suite bathroom with bath and shower
Two bedrooms with en-suite bathroom | Two bedrooms | Family bathroom

Annexe

Ground Floor Entrance hall | Utility cupboard

First Floor Sitting room/Dining room | Kitchenette | Shower room | Bedroom

Garden and Grounds Gravel drive | Garage | Main terrace | Kitchen terrace
Lawns | Pond | Mooring | River frontage

Property information

Services: Mains electricity, water and gas. Private drainage.

Local Authority: Wokingham District Council

Council Tax Band: G

EPC: E

Directions (RG9 3HY)

From Henley-on-Thames proceed over Henley Bridge and turn right on the A321 to Wargrave. After 0.8 miles, Marsh Mills House's drive entrance is on the right-hand side.

From the M4 (J8/9), take the A404(M) towards Maidenhead. Turn on to the sliproad for the A4130 towards Hurley/Henley and continue for approximately 5 miles. Just before Henley Bridge, take a sharp left to the Wargrave Road (A321); after 0.8 miles Marsh Mills House is on the right-hand side.









The Property

Marsh Mills House is a lovely riverside home with origins dating from the 18th century, with the current family having lived in it for over 40 years. The property has two entrances, one from the road, a large entrance door opening on to a spacious tiled reception hall, and the second from the garden through a large glazed door opening into the light and spacious, panelled hallway with doors radiating to the reception rooms, kitchen and basement entrance. The living room is a fantastic light-filled room with a bay window with doors opening on to the terrace, a bay window with seating looking over the river, and separate French windows leading to a covered patio. The room has delightful cornicing, a large fireplace with an electric fire and wooden herringbone flooring. The oak-panelled dining room has a large bay with three sets of French windows, two opening on to the garden and one into a garden room/conservatory. The kitchen is found at the rear of the hallway; it has a range of wall and floor units and space for a dining table and a bay window with a door leading to a paved terrace overlooking the backwater, a lovely private seating area. A utility room is accessed from the kitchen. The basement is accessible via stairs from the hallway and has several storage rooms, a boiler room and a wine store.

Beautiful ornate stairs rise to the first floor, leading to a spacious landing with an ornate roof lantern providing light over the landing area and stairs. The spacious principal bedroom has a wide range of fitted wardrobes and a large en-suite bathroom with picture windows overlooking the garden and river; it also has access to a roof terrace. There are four further bedrooms, two with en suite bathrooms and fitted wardrobes. Two of the bedrooms also have beautiful views over the garden and the river. A family bathroom completes the first-floor accommodation.

The annexe is located at the far end of the garden and driveway. The front door is to one side of the garage and enters into an entrance hall with access to a utility room and stairs rising to the main living area. On the first floor is an open-plan living/dining/kitchen area, a bedroom and a separate shower room. The living room has large windows providing lots of natural light and views of the river.



Gardens and grounds

The gardens of Marsh Mills House are a wonderful feature of the property. You enter the grounds via double wooden gates leading into a gravel driveway to the double garage and annexe. A gated entrance leads you to a path down to the property with numerous accesses to the lawned garden.

A large south-facing terrace is found along the length of the property, with access from both the living and dining rooms. The terrace is covered to one end and has attractive balustrades and lovely views overlooking the backwater. The garden is laid mainly to lawn with numerous flowerbeds filled with a wide selection of shrubs and perennials, a quiet seating area, and a utility area to the end of the garden. The Thames backwater is to one side of the garden, with mooring alongside the garden and steps down to water level at the far end.





Situation

Marsh Mills is located a short distance upstream from the market town of Henley-on-Thames, home to the famous Henley Royal Regatta. The market town of Henley-on-Thames is approximately 1 mile and boasts a wealth of shops, restaurants, galleries, a cinema and a theatre. Stations at Henley, Wargrave and Twyford are within easy reach, providing a rail service to London Paddington via Twyford with access to the recently completed Elizabeth Line. The M4 (J8/9) and M40 (J4) give access to London, Heathrow Airport and the more comprehensive motorway network. Sporting facilities in the area include golf at several local courses, boating on the River and Rugby at Henley Rugby Club, and some private members clubs, including Phyllis Court Club. A first-class range of schooling serves the local area for all requirements. The surrounding countryside offers extensive walking and riding through a well-linked network of public footpaths.



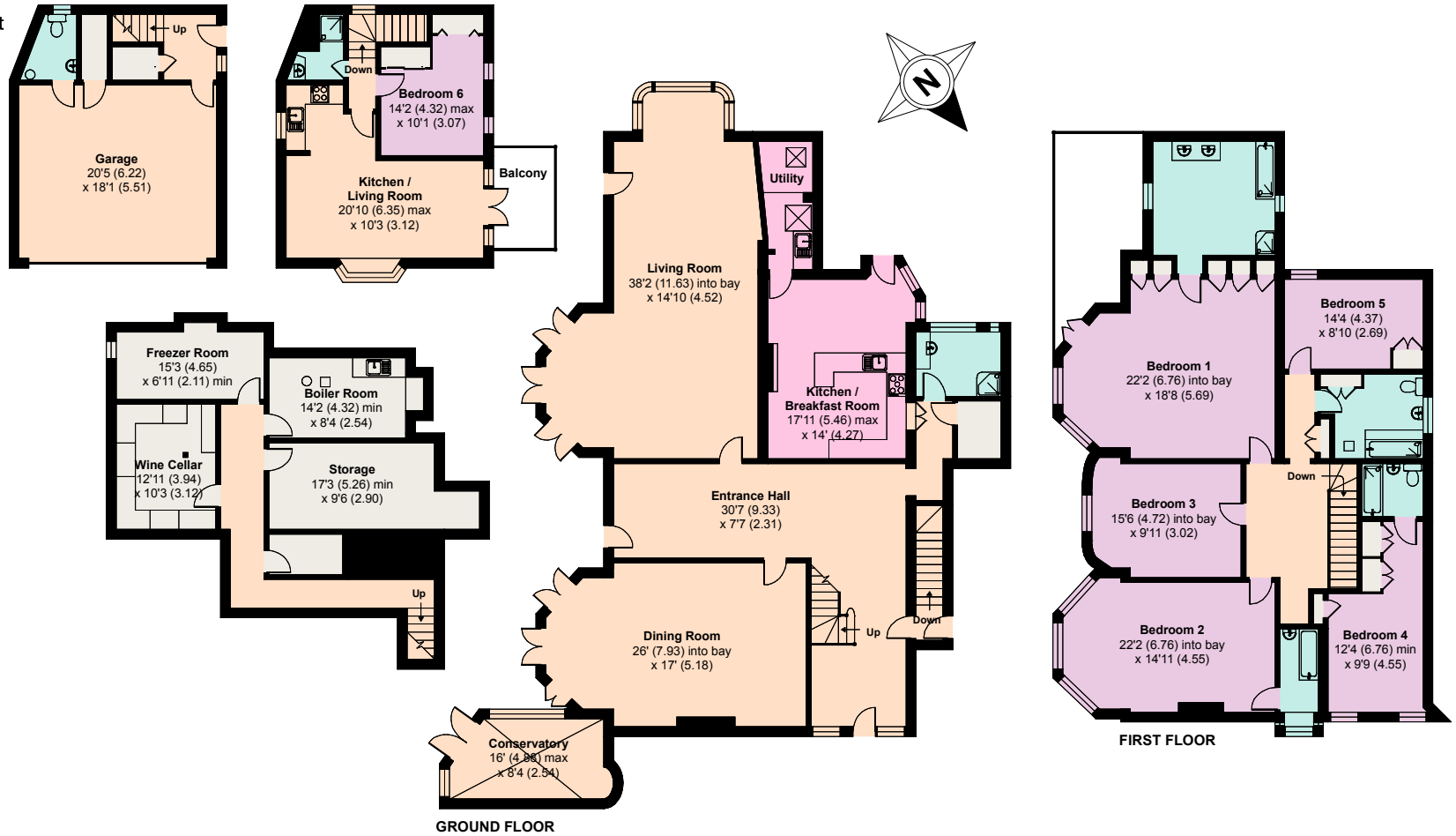
Approximate Gross Internal Floor Area

Main House (includes garage) = 484.2 sq m / 5,212 sq ft

Outbuilding = 60.3 sq m / 649 sq ft

Total Area = 544.5 sq m / 5,861 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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