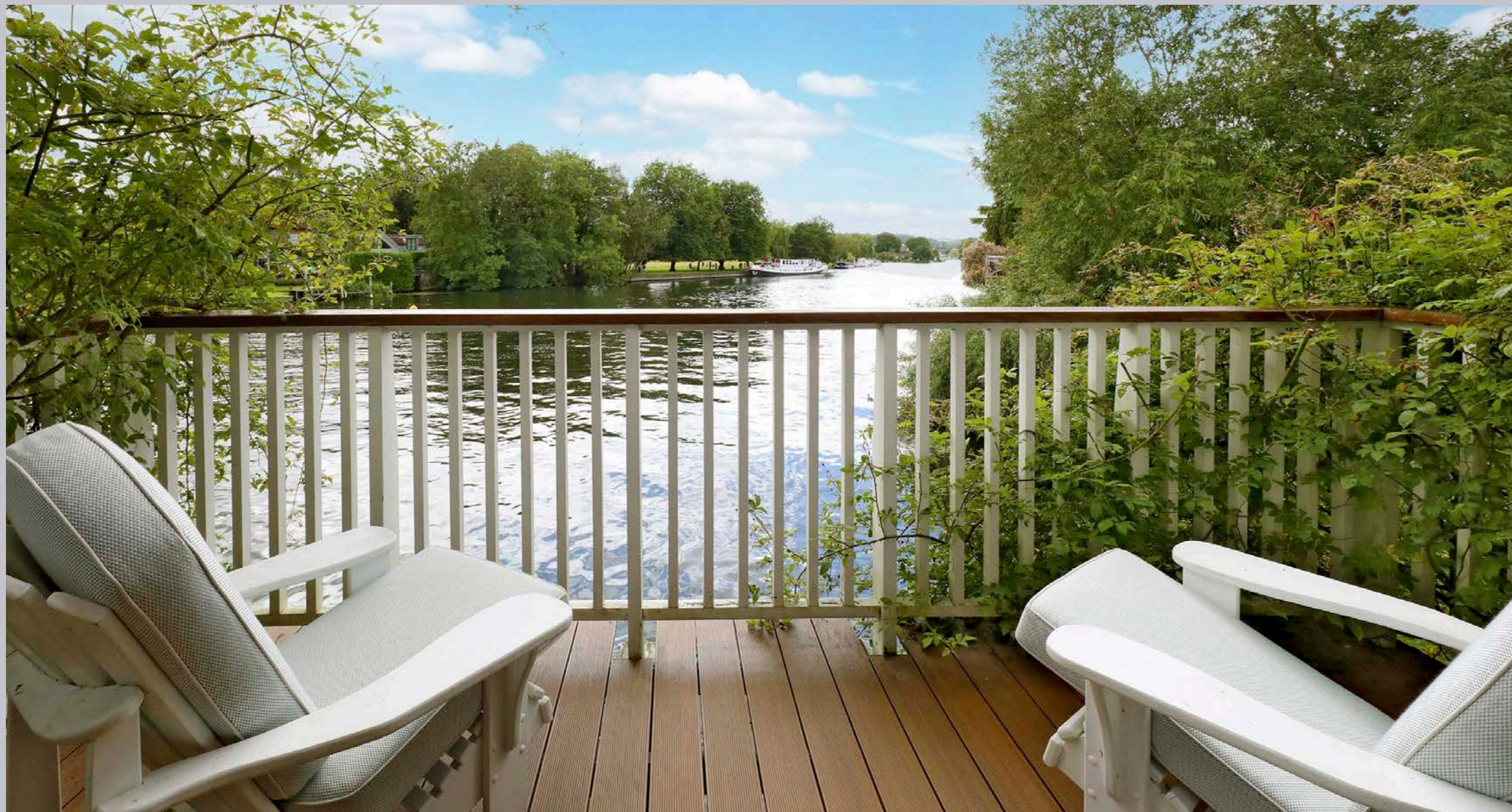




Marsh Mills Boathouse

Henley-on-Thames, Berkshire





A unique riverside home with views down the river Thames towards Henley-on-Thames.

Henley-on-Thames 1 mile, Wargrave 2.1 miles (London Paddington from 32 minutes), Twyford station 4.1 mile (London Paddington from 21 minutes),
M4 (Junction 8/9) 9.5 miles, M40 (Junction 4) 12 miles, London Heathrow 22.5 miles, Central London 37 miles.
(Distances and times approximate).



Summary of accommodation

Garden/sitting room | Kitchen/breakfast room | Dining area | River room
Utility room | WC | Principal bedroom with en suite bathroom and dressing room

Large bedroom that could be split into two with en suite shower room | Bedroom 3 | Family shower room
Study area with door to balcony overlooking the river

Lock View

An annexe overlooking the lock and comprising a sitting room and kitchen/dining area | Bedroom | Shower room

Mews Annexe

Double carport garaging with steps up to bedroom/sitting room with en suite shower room

Garden and Grounds

Wet boathouse and private mooring

Beautifully landscaped and lawned gardens with terraces and balconies enjoying views across and down the river Thames

In all about 0.91 acres

Situation

Times and distances are approximate



The M4 (J8/9) and M40 (J4) give access to London Heathrow, and the more comprehensive motorway network



Henley-on-Thames

Wargrave

Twyford



Eton College

St George's School at Ascot

The Abbey

Reading Bluecoats School

Claires Court

Rupert House School in Henley

Papplewick School

Shiplake College

The Oratory

Queen Annes in Caversham

The Dolphin School in Hurst



There is boating, sailing, and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta.



There are many beautiful walking trails along the river Thames and in the surrounding countryside.



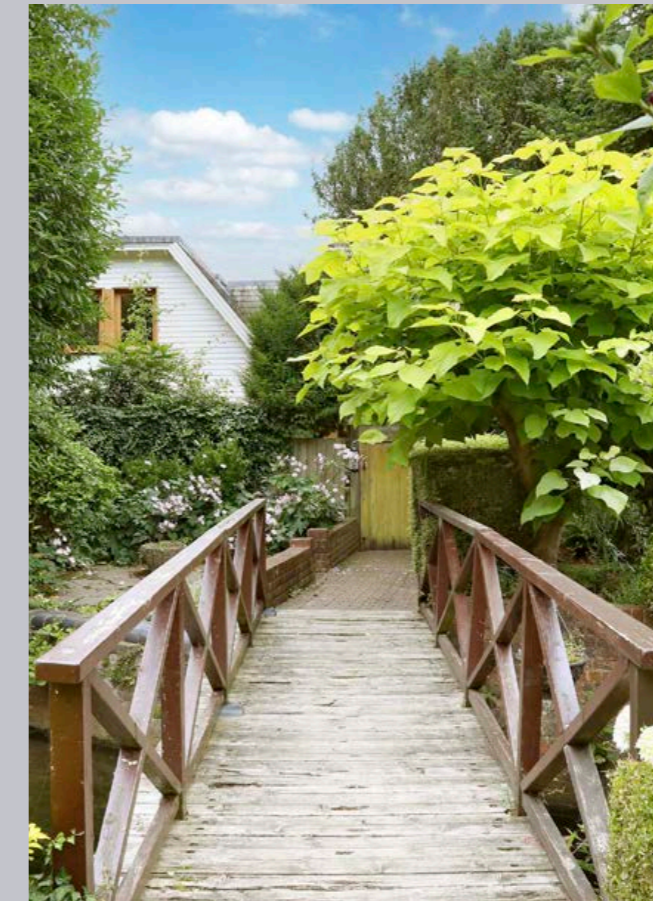
Castle Royle Golf & Country Club

Hennerton Golf Club

Temple Golf Club

Badgemore Park

Henley Golf Club



Marsh Mills Boathouse

Marsh Mills Boathouse offers a welcoming living space with river views, featuring a spacious river room with glass doors leading to a balcony, a dining area, garden/sitting room, and open-plan kitchen.

The ground floor includes a principal bedroom suite with river views, en suite bathroom, dressing room, and separate WC.

The first floor comprises a large bedroom, originally designed to be two rooms, with en suite shower room, a study area with balcony, another bedroom, and a separate shower room.







Outside

Accessed via a footbridge over the former mill race, the gardens boast stunning views of the river Thames, a wet boathouse, lawns, terraces, and access to Marsh Mills Lock. Lock View, overlooking the lock, features a sitting room, bedroom, and shower room.

Additionally, The Mews annexe offers a large bedroom with en suite shower room, accessed via steps from the outside of the double garage below.



FLOORPLANS

Approximate Gross Internal Floor Area

House: 268 sq m / 2,885 sq ft

Boathouse & Storage: 50 sq m / 538 sq ft

The Mews: 31 sq m / 334 sq ft

Garage: 32 sq m / 345 sq ft

Locke View: 38 sq m / 409 sq ft

Garden Store: 15 sq m / 162 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.

PROPERTY INFORMATION

Property Information

Services:

Mains electricity and water. Private drainage.
Air source heat pump.

Tenure:

Freehold.

Local Authority:

West Berkshire Council
01635 551111

Council Tax:

Band F

EPC:

Band C

Postcode:

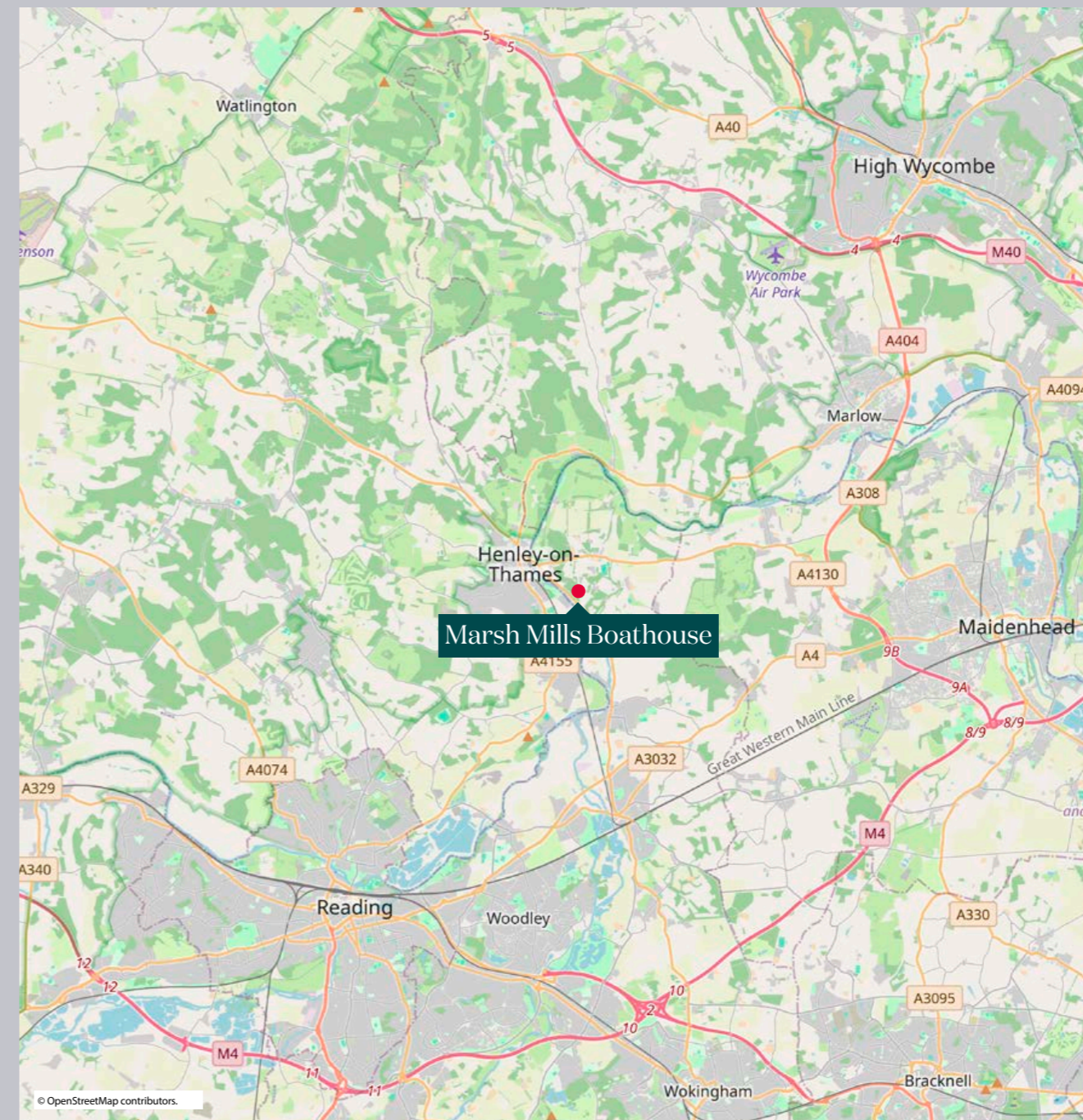
RG9 3HY

what3words:

///bedrooms.users.windows

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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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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Particulars dated April 2024. Photographs and videos dated July 2023.

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