



7 Masefield House

Laureate Gardens, Henley-on-Thames





A superb penthouse apartment situated in central Henley with amazing views over the rooftops and beyond.

Henley-on-Thames 0.5 miles (Trains to London Paddington via Twyford taking from around 21 minutes), Elizabeth line from Twyford to London, High Wycombe 7 miles, Marlow 8 miles, Reading 9 miles (trains to London Paddington from around 23 minutes).
(Distances and times approximate).



Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining area | Living room | Balcony | Principal bedroom with en suite shower room
Guest bedroom with en suite shower room | Two further bedrooms one with balcony | Shower room with W.C.

Roof top lounge with walls of bi-fold windows | Balcony | Utility | W.C.

Garden and Grounds

Communal gardens | Private underground parking

Situation

Times and distances are approximate

With its stunning landscaped grounds, Laureate Gardens provides low-maintenance living and a more relaxed way of life. Everything Henley has to offer is all just moments away. This includes a nearby Waitrose, a selection of restaurants and cafes, and the private members' clubs of Phyllis Court and Leander, just moments from the River Thames.

Henley's railway station is a short walk away with connections to Twyford and London Paddington via the Elizabeth Line. Central London is only 40 miles away, and Heathrow Airport is approximately 26 miles away.



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



Henley-on-Thames



Twyford



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



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The Penthouse has its own front door that enters into a superb entrance hall with doors radiating to the bedrooms and kitchen/living room, and stairs rising to the roof lounge. The open plan, triple aspect, living/dining area and kitchen has two sets of bi-fold doors opening onto a terrace.

The principal bedroom has an ensuite shower room and fitted wardrobes. There are three further bedrooms, one with an ensuite and all with wardrobes, one bedroom has access to a balcony. A shower room completes this level, and all rooms have underfloor heating.

The rooftop lounge is a glorious room, natural light fills the room from the floor-to-ceiling windows. There are spectacular views across the historic rooftops towards the River Thames; a fantastic space for entertaining. The room also has lift access.







Outside

The apartment benefits from a private terrace accessed from the living/dining room and also a balcony from one of the bedrooms. The living room on the duplex level has access to a superb roof terrace via a wall of bi-fold doors, this is a fantastic area for al fresco entertaining and taking in the amazing views over the Henley rooftops and beyond.

Attractive communal gardens are also accessible to residents.



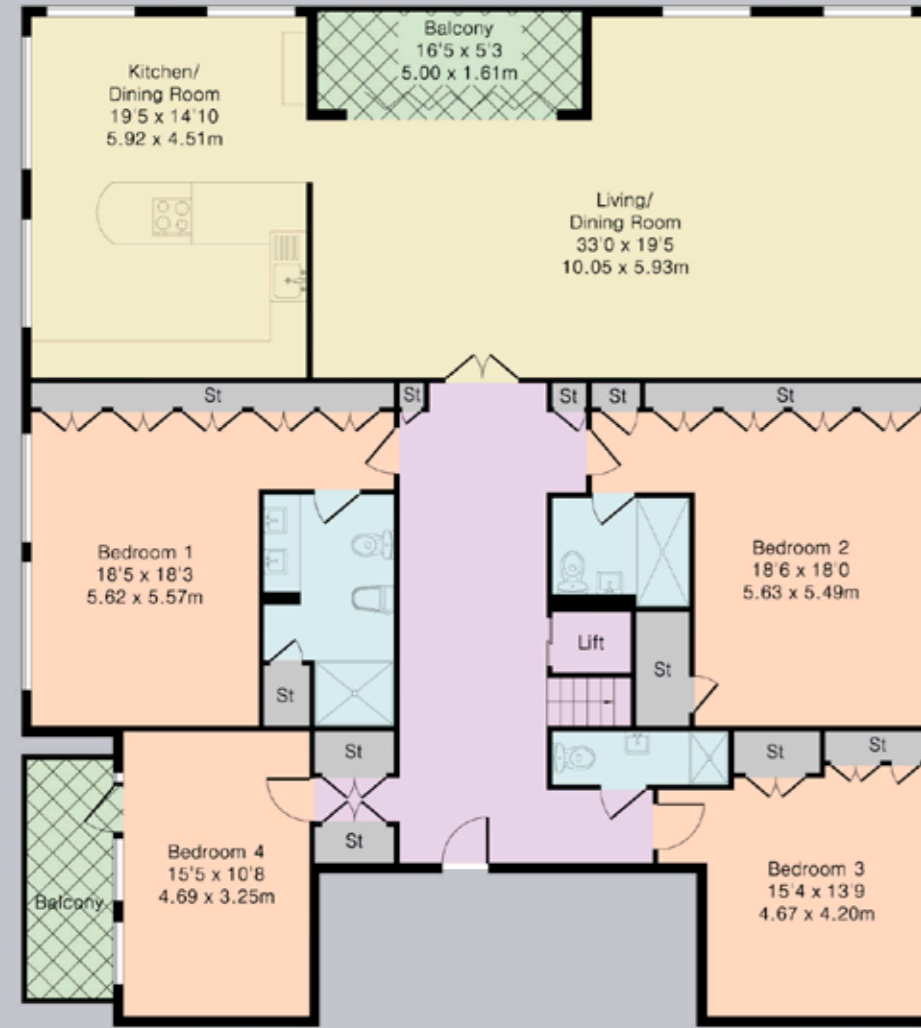
FLOORPLANS

Approximate Gross Internal Floor Area

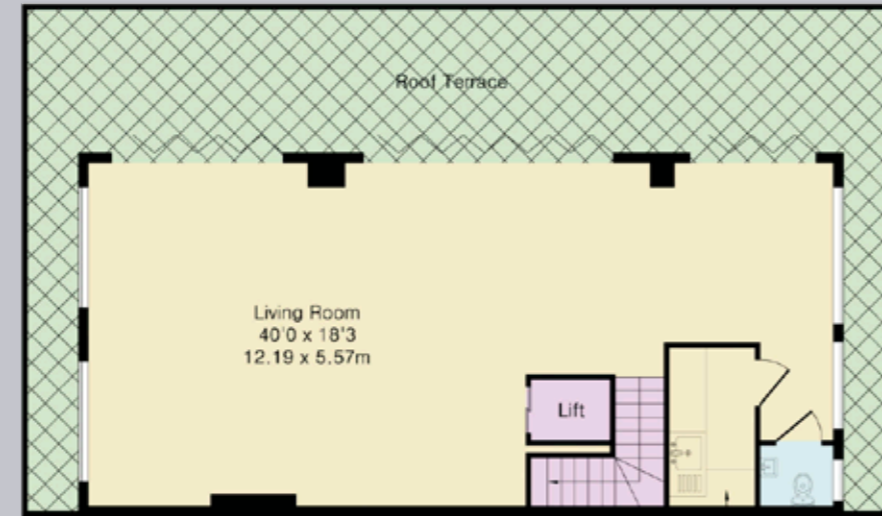
Second Floor: 209 sq m / 2,244 sq ft

Third Floor Area: 69 sq m / 739 sq ft

Total Area: 278 sq m / 2,983 sq ft



Second Floor



Third Floor



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:

South Oxfordshire District Council

Council Tax:

Band H

EPC:

Band B

Postcode:

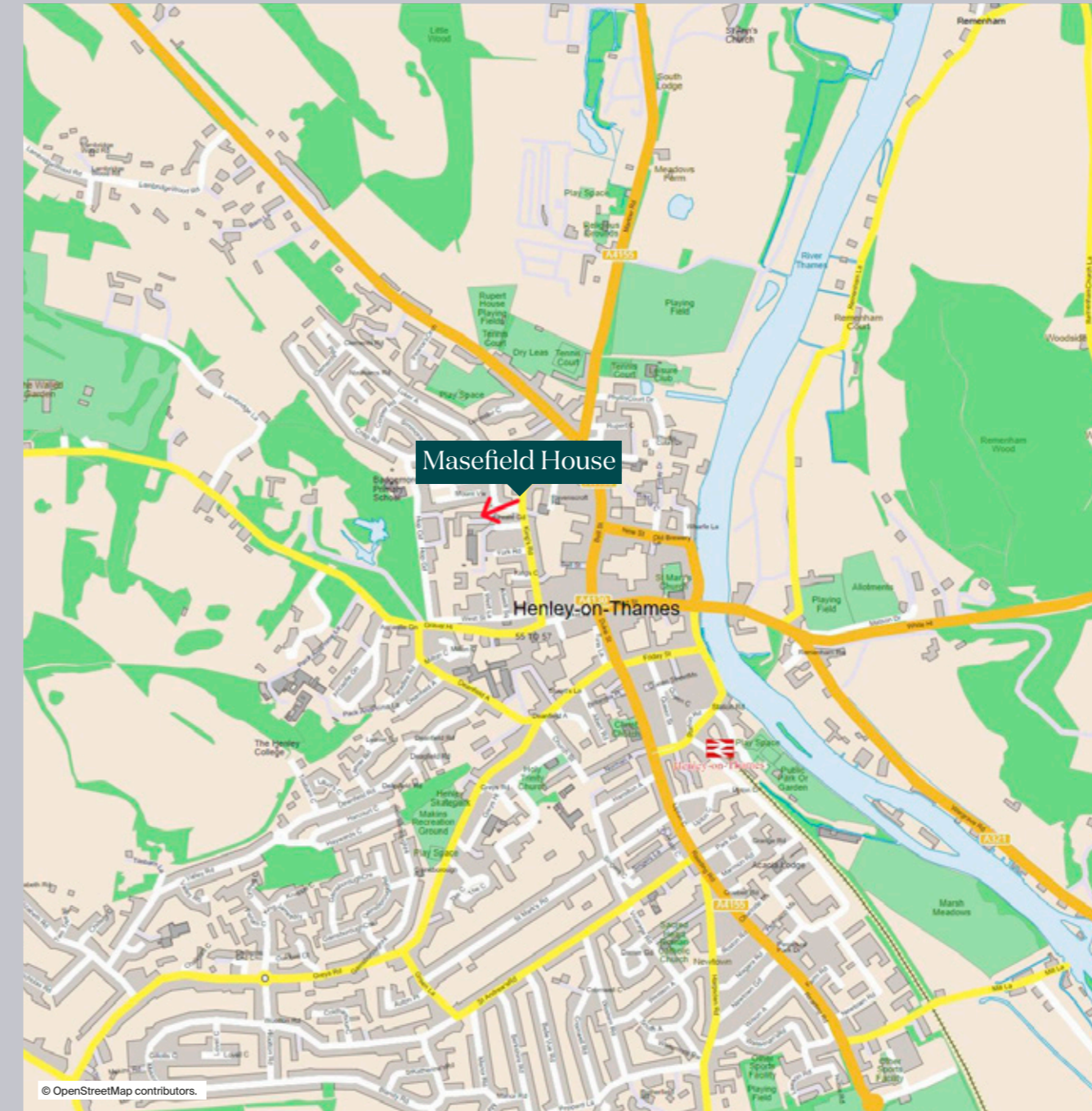
RG9 2FB

Service Charges:

£434.23 pcm
£350 ground rent per year
5.5% charge on disposal

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 April 2024.

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