

NORTHLEA HOUSE

HENLEY-ON-THAMES





A UNIQUE TOWN HOUSE ON THE EDGE OF HENLEY-ON-THAMES

Northlea House is a very special Grade II listed house within a short walking distance of the town centre, with excellent family and guest accommodation, including a two bedroom annexe, with beautiful formal and lawned gardens including woodland.

			EPC
6	4	5	C
			

what3 words: ///across.poorly.bars
Council Tax: H
Local Authority: South Oxfordshire District council
Services: Mains gas, water, electricity and drainage.



SITUATION

Northlea House is located on the edge of Henley-on-Thames, within easy walking distance of the centre of the town. Henley railway station provides a link to the mainline station of Twyford from where the Elizabeth line provides fast trains to London. Access to the motorway network is via the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead Thicket.

Nearby schools include Rupert House School in Henley, Eton College, St George's School at Ascot, The Abbey, Reading Bluecoats School, Claires Court, 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. Golf courses are at Castle Royle Golf & Country Club, Hennerton Golf Club, Temple Golf Club, Badgemore Park, Henley Golf Club and Huntercombe.





NORTHLEA HOUSE

Northlea House is a rare example in Henley, of a substantial detached Victorian villa. With handsome red brick elevations, the house, which is Grade II Listed and dates from 1886, was totally restored in 2013 supervised by Jeremy Spratley architects with all building works undertaken by the renowned firm Boshers. Throughout, the quality of work and fit out is of the highest standard. The proportions of the ground floor rooms and indeed the rooms on the first and second floors are wonderful. The ceiling heights are excellent, sash windows provide wonderful daylight and even the lower ground floor/basement has been superbly converted to a cinema room, gym, laundry and services area. The bespoke handmade Martin Moore kitchen has an electric AGA with induction hob, central island, double Belfast sink and fitted units and is flooded with light from the cupola above. There is a rear hallway with an area for boots and coats. The bathrooms are spacious, of timeless style, with C P HART furnishings and fittings of the highest quality.

The Coach House provides superb ancillary accommodation, with two bedrooms and a shower room. It would equally be ideal as a home office/studio.





OUTSIDE

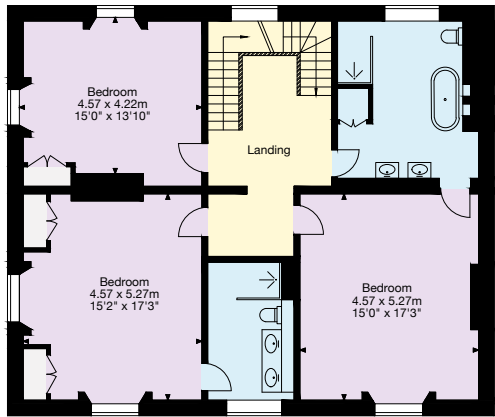
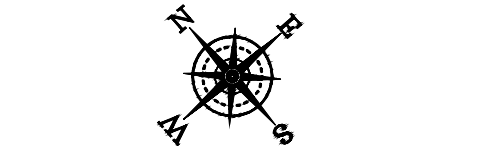
Northlea House, located within 150 metres of Phyllis Court Club, offers excellent parking to the front and side of the main house, with a discreet double garage. There is equally excellent parking for the Coach House, all behind a red brick wall with foliage providing further privacy.

GARDENS AND GROUNDS

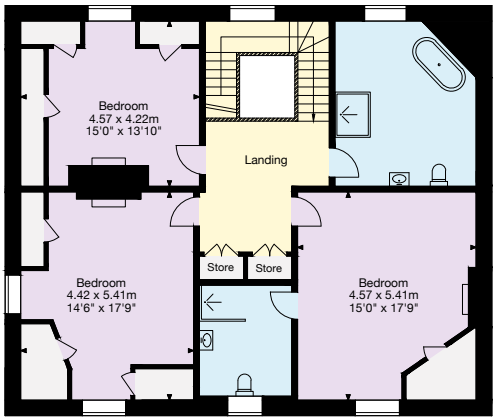
The gardens are exquisite, having been beautifully designed at the time the house restoration was undertaken. There are large sections of walled garden, laid principally to lawn but with beautiful established herbaceous borders on most sides. The gardens are adorned with pleached hornbeam trees and box hedges. There is a raised terrace and seating area, with water feature, at the back of the house directly accessed from the outstanding garden room. In the corner of the garden there is a delightful seating area, and beyond the formal garden lies an area of woodland garden with three magnificent specimen trees.



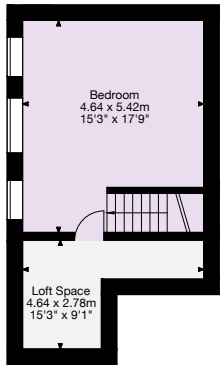
The Coach House



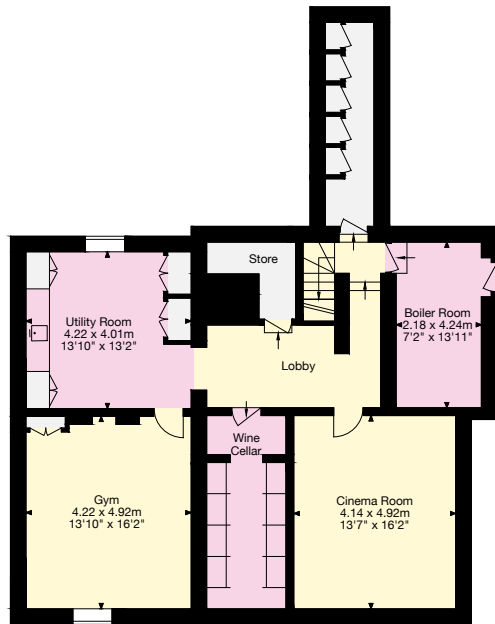
First Floor



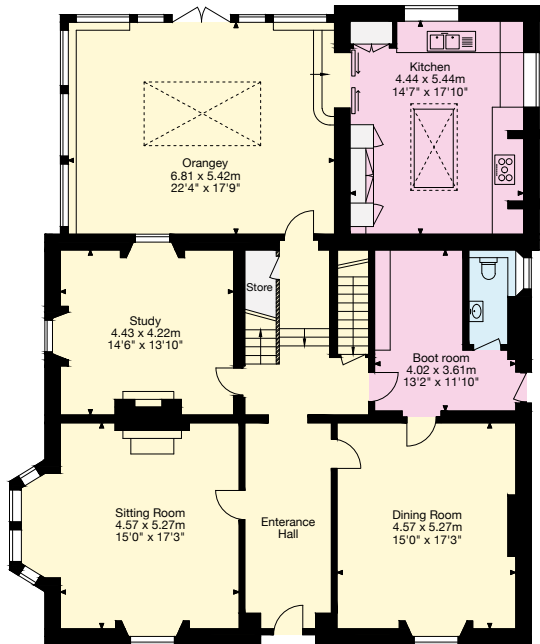
Second Floor



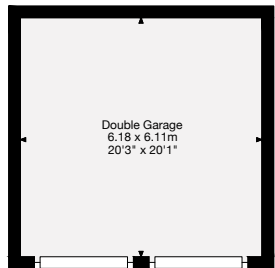
Coach House First Floor



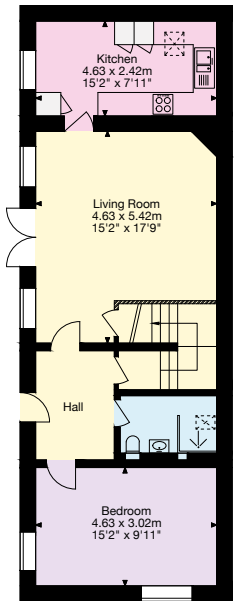
Basement



Ground Floor



Garage



Coach House Ground Floor



Edward Welton
020 7861 1114
edward.welton@knightfrank.com

Country Department
55 Baker Street
London W1U 8AN

knightfrank.co.uk

Nick Warner
01491 844901
nick.warner@knightfrank.com

Henley-on-Thames
20 Thameside, Henley-on-Thames
Oxfordshire RG9 2LJ

Your partners in property

Gross Internal Area (Approx.)
Main House = 520 sq m / 5,597 sq ft
Garage = 37 sq m / 398 sq ft
Coach House = 101 sq m / 1,087 sq ft
Total Area = 658 sq m / 7,082 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

