



Honeysuckle Cottage
Maidensgrove | Henley-on-Thames | RG9 6HA

STEP INSIDE

Honeysuckle Cottage

Set within 2.5 acres of beautifully landscaped grounds in the exclusive enclave of Maidensgrove, just moments from Henley-on-Thames, Honeysuckle is a truly exceptional 6,500 sq ft residence offering refined luxury, architectural excellence, and total privacy.

Accommodation Summary:

Located in one of the most desirable areas on the outskirts of Henley-on-Thames, Honeysuckle presents a rare opportunity to own a contemporary countryside retreat with every modern luxury, in a setting of natural beauty and prestige.

Spread gracefully over four meticulously designed floors, this six-bedroom home is a rare blend of grandeur and comfort. Crafted to the highest standards, every level is built with solid concrete floors—an unmistakable mark of quality and longevity. Inside, the home boasts exquisite granite and marble flooring throughout, and is equipped with top-of-the-line Miele appliances to meet the highest culinary and lifestyle expectations.

Entertaining is effortless with expansive reception areas, a dedicated movie room, and a vast space that can be transformed into a state-of-the-art gym. Storage is generous across all floors, supporting a sleek, uncluttered lifestyle.

This is one of only a very few EPC A rated properties in the area —underscoring its energy-conscious design without compromising on style or substance.

Tucked discreetly within the grounds is a beautifully appointed, self-contained three-bedroom annex spanning approximately 1,000 sq ft. Ideal for guests, extended family, or live-in staff, it offers versatility without sacrificing the tranquility of the main home.

Ground Floor:

The main floor offers expansive and beautifully designed living spaces. At its heart is a grand open-plan kitchen, fitted with top-of-the-line Miele appliances, a large central island, and a dining area with space for twelve – perfect for both everyday living and entertaining.

The family room overlooks the gardens, bringing in an abundance of natural light and a seamless connection to the outdoors.

A dedicated home office provides a quiet workspace, while the formal lounge offers refined comfort. A second formal dining room, currently used as an additional family room, adds versatility to the ground floor layout.

Lower Ground Floor:

The basement level is a haven for relaxation and entertainment. A state-of-the-art movie room features a world-class surround sound system, offering a true cinematic experience from the comfort of home.

Adjacent lies a spacious entertainment lounge, complete with plush sofas, a large TV, and table tennis – ideal for hosting or casual family evenings.

A striking glass-enclosed room offers the perfect setting for a wine cellar or tasting room, adding an extra touch of luxury. There's also an abundance of storage space, a fully equipped utility room, a modern bathroom, and a vast multi-use room – ideal for a gym, wellness studio, or even a private car showroom. There is vehicle access off the main driveway.

First Floor:

The first floor is home to four luxurious bedrooms, each with its own en suite bathroom. The principal suite is a standout feature, complete with its own private balcony overlooking the immaculate 2.5-acre grounds – a perfect place to enjoy morning coffee or unwind at sunset.

Second Floor:

Ideal for guests, older children, or as a peaceful work-from-home setup, the top floor includes two additional bedrooms, a stylish family bathroom, and a generous open-plan area that would make a perfect secondary lounge or a secluded home office.

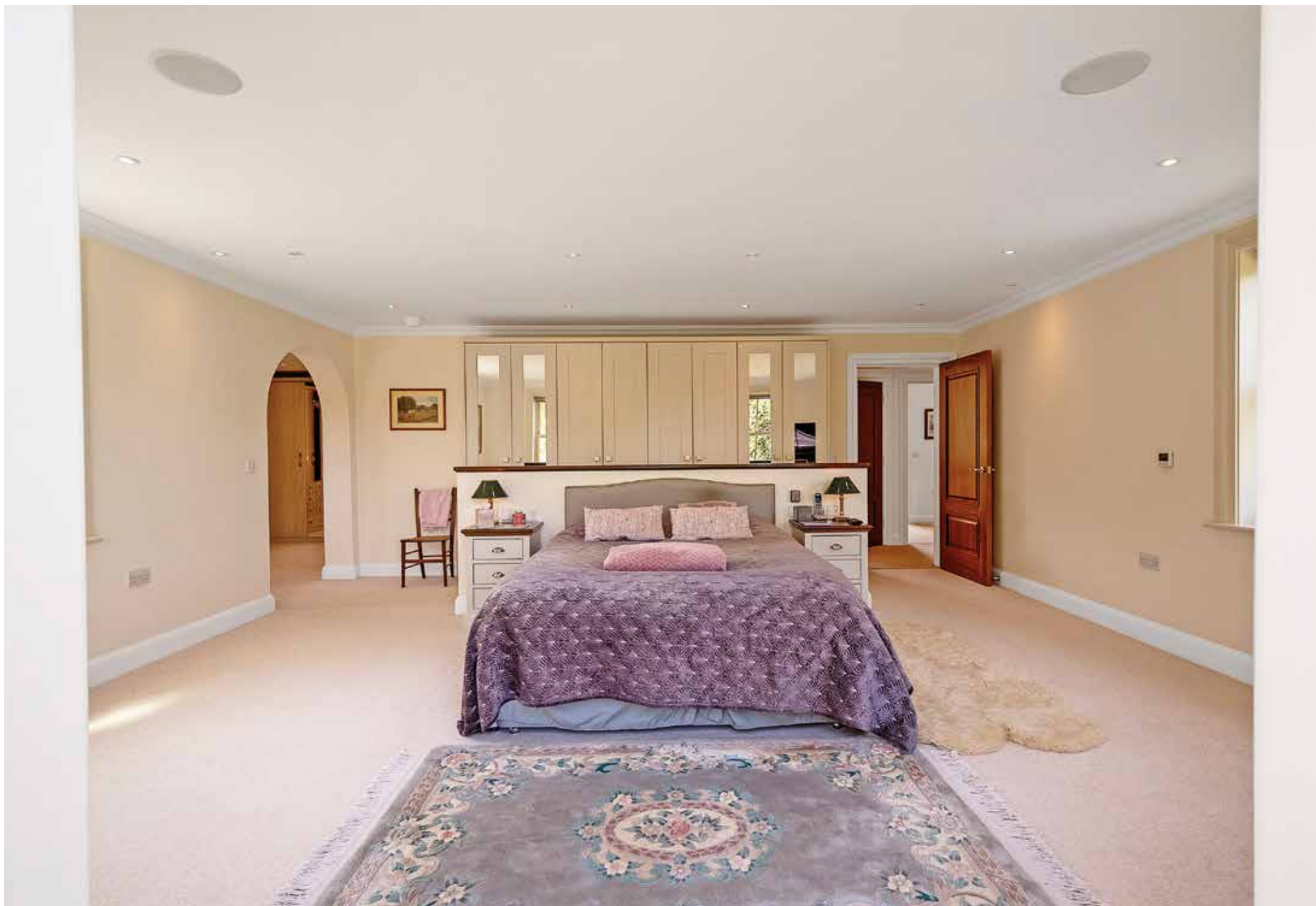














STEP OUTSIDE

Honeysuckle Cottage

Outside:

Nestled within 2.5 acres of exquisitely manicured gardens, this exceptional property offers a true sanctuary of peace and privacy. A thoughtfully designed pathway leads through the lush grounds to a serene common area, while a private, gated driveway accommodates up to 20 vehicles with ease—ideal for both everyday living and grand entertaining.

No expense has been spared in crafting this remarkable landscape. Mature trees encircle the property, offering natural beauty and complete seclusion, while expertly curated plantings and garden features enhance the sense of refined elegance throughout.

Included on the grounds is a charming three-bedroom, 1,000-square-foot annex—perfect for guests, extended family, or private staff. The annex is seamlessly integrated into the estate's design, adding both functionality and charm to the grounds.

This is more than a home—it's a private estate designed for those who value space, beauty, and total privacy.

Location:

Maidensgrove: A Picture-Perfect Chilterns Haven

Nested in the heart of the Chiltern Hills' Area of Outstanding Natural Beauty, Maidensgrove offers a tranquil yet richly characterful rural lifestyle. The hamlet itself is tucked off narrow, winding lanes, surrounded by common land and ancient woodland—making it feel like a hidden gem. Nearby Russell's Water Common and the Warburg Nature Reserve provide excellent opportunities for walking, riding, and reconnecting with nature.

Families will find a highly regarded educational landscape within a short drive:

Primary Schools:

- Nettlebed Community School – Outstanding
- Badgemore Primary School – Good
- Ibstone C of E
- Peppard C of E

Secondary Schools:

- Gillotts School (Henley-on-Thames) – Outstanding academy offering a broad curriculum for ages 11–16
- Icknield Community College – Good academy-level secondary education in nearby Watlington

Independent / Boarding Schools:

- Shiplake College – Reputable co-ed day and boarding school for ages 11–18, known for strong rowing and sports disciplines.

Despite its rural charm, Maidensgrove benefits from impressive transport links:

- By Rail: Henley-on-Thames station is the closest, just under 5 miles away, providing access to the branch line that connects to Reading and onward to London Paddington.
- By Road: Easy access to the M4 (junctions 8/9) and M40 (junction 6) allows straightforward connections to Heathrow, London, and beyond.
- By Bus: Thames Travel services via nearby routes offer links to Wallingford, Oxford, Reading, and other regional destinations — though direct transit from within the hamlet itself may require a short drive to the nearest stop.





INFORMATION

Honeysuckle Cottage

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – Main House A, Annex C

Council Tax Band – G

Local Authority – South Oxfordshire District Council

Property Construction – Standard brick and tile

Electricity Supply – Mains and solar panels

Water Supply – Mains

Drainage & Sewerage – Septic tank. There will be maintenance costs involved– please contact the agent for more information.

Heating – Ground Source Heat Pump to wet underfloor heating on all 4 floors.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 3 cars and driveway parking for 4+ cars.

Special notes –The property benefits from solar panels installed in September 2015, which are owned outright by the current vendor and connected to the national grid. The annex has its own Energy Performance Certificate (EPC) and benefits from a separate, independent entrance. If let privately, it may be liable for a separate council tax assessment. Prospective purchasers are advised to make their own enquiries with the local authority. Please contact the agent for more information.

Directions: RG9 6HA

Viewing Arrangements:

Strictly via the vendors sole agent Damion Merry 07369 211 735

Website:

For more information visit <https://www.fineandcountry.co.uk/henley-on-thames-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Honeysuckle Cottage



Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annex

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOWER GROUND: 1388 sq ft, 128 m² GROUND FLOOR: 1971 sq ft, 183 m²
 FIRST FLOOR: 1631 sq ft, 152 m² SECOND FLOOR: 1136 sq ft, 106 m²
 GARAGE: 1245 sq ft, 116 m²

OVERALL TOTALS: 7,371 sq ft, 684 m²

SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





DAMION MERRY

PARTNER AGENT

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