



Bird Place

Henley Bridge, Henley-On-Thames, RG9 2LN



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Bird Place



A quintessential, period home situated on a magnificent 2.2-acre plot, adjoining the River Thames.

ACCOMMODATION SUMMARY

Bird Place is a landmark property uniquely situated adjoining the River Thames. Dating from the eighteenth century, Bird Place is a two-minute walk from the centre of Henley and yet separated from the town by the River Thames.

The property requires some refurbishment but enjoys approximately 7,500 square feet of accommodation in total, over three levels.

With its mixed commercial permits, Bird Place has the potential to generate between £50,000 - £100,000 in rental income per year.



GROUND FLOOR

High ceilings and period features abound, with a grand gated driveway leading up steps to the main entrance through which a large hall is situated, with spectacular formal Drawing and Dining Rooms to each side.

A large family room, cloakroom and kitchen/breakfast room completes the ground floor.

A cellar runs across the entire footprint of the main house, with ample space for a workshop and bespoke wine cellars.

The house benefits from large working fireplaces and the space to store wood in dry conditions.







FIRST FLOOR

There are seven bedrooms on the first floor, the highlight being the principal bedroom suite with en suite bathroom and outstanding views over the grounds.

There are three further bedrooms, serviced by three further bathrooms and all benefitting from magnificent views over the grounds.















OUTSIDE

The gardens and grounds are a true highlight of Bird Place.

The outdoor space is not much smaller than Henley cricket pitch, with private moorings, a scenic inlet with reed beds, a private bridge and even a pitch-and-putt across water creating a unique riverside estate.

The 400 feet of moorings have occasionally been let in the past, as have the gravel driveways which extend around the side of the property.

Significant large trees of Hornbeam and Horse Chestnut, interspersed with Yew, create a 'secret garden' atmosphere and an immaculate lawn stretching from the house to the river and furthest perimeter to the sunny South aspect.

An orangery by the river is ideal for entertainment or working from home and, of course, the heated swimming pool provides relaxation in a quintessential English Country garden. Bird Place is the definition of a best-in-class home.











LOCATION

Bird Place occupies an enviable location within striking distance of all that Henley has to offer. Located on the riverfront, just off the Henley Bridge, a Grade 2 listed building, Bird Place offers an exceptional balance of peace and tranquillity whilst being a stone's throw from all local amenities, train station and leisure pursuits.

The town centre benefits from two major supermarkets, a theatre, cinema, the wonderful private members Phyllis Court Club, Leander Club, The River and Rowing Museum and access to boating and rowing on the River Thames.

River pursuits are at the centre of most leisure activities in Henley and the world-famous Henley Royal Regatta takes place in July. The Henley Festival of Arts follows on from the Regatta, with artists performing on the 'floating stage', with the highly regarded Henley Literary Festival occurring in September.

Henley Golf Club and Badgemore Park Golf Club are situated just outside of the town. There is superb walking and riding in the Chiltern Hills area of outstanding natural beauty.

LOCAL SCHOOLS:

The area is well served for schools, including Reading Blue Coat, Shiplake College, The Abbey School for Girls and Queen Anne's in Caversham. Eton College is only 13 miles away.

TRANSPORT

Henley-On-Thames station is just a 7 minute walk away which offers access into London Paddington via Twyford within the hour. The M40 and M4 are both within approximately 10 miles, giving access onto the M25, Heathrow Airport and the West Country.



Image by rcro from Pixabay

GENERAL INFORMATION

SERVICES

Mains electricity, gas & water. Private drainage through a septic tank.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

Wokingham Borough Council & Council Tax Band: G

VIEWING ARRANGEMENTS

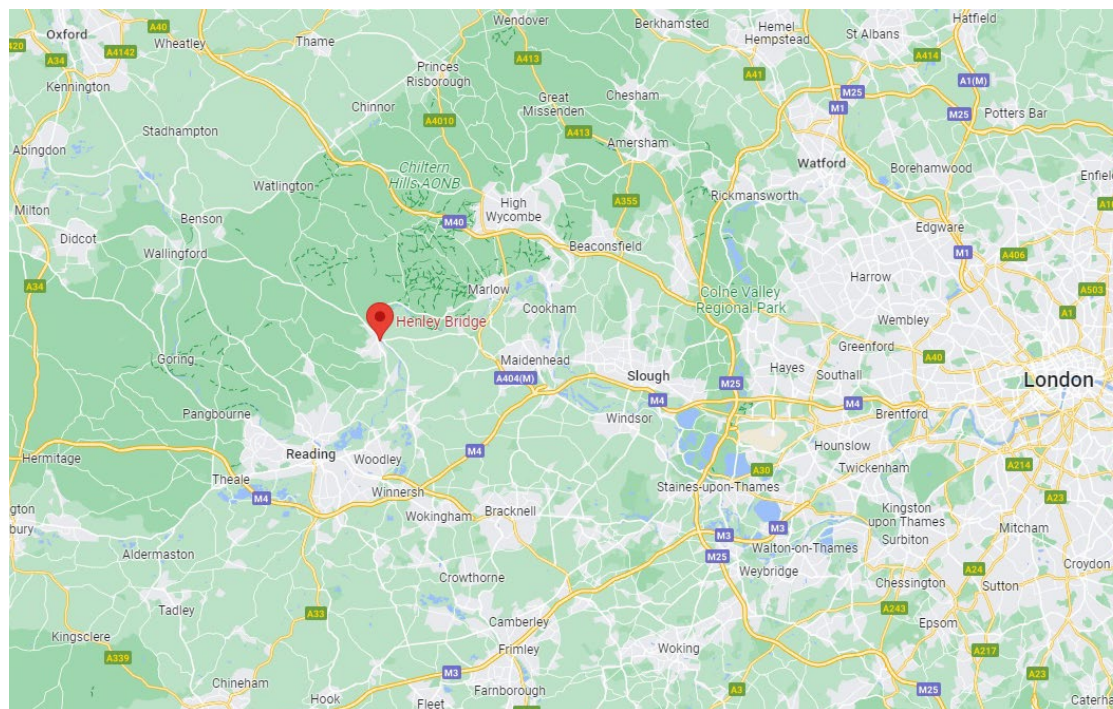
Strictly via the vendors sole agents Luxury Property Partners - Damion Merry, damion@luxurypropertypartners.co.uk - 07369 211 735

AGENTS NOTES

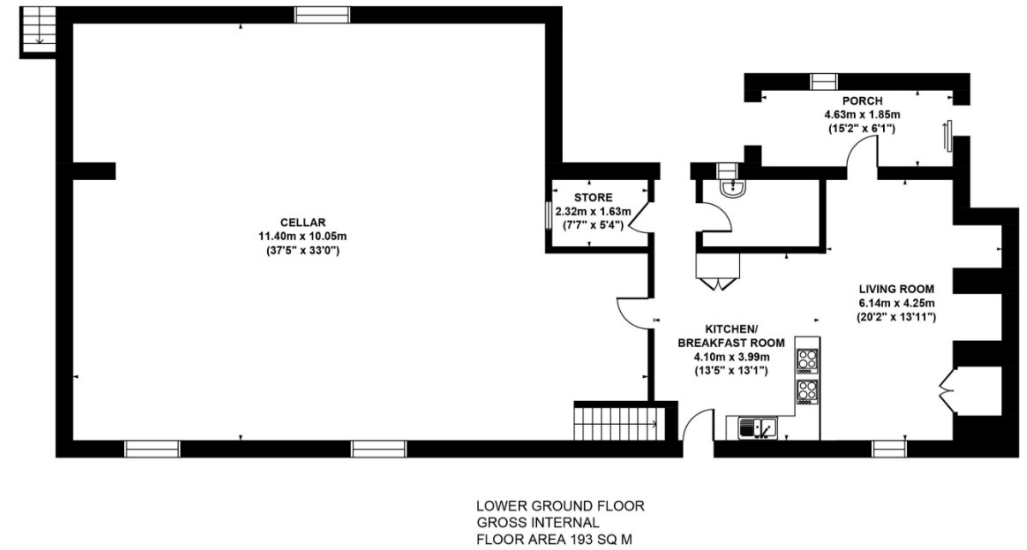
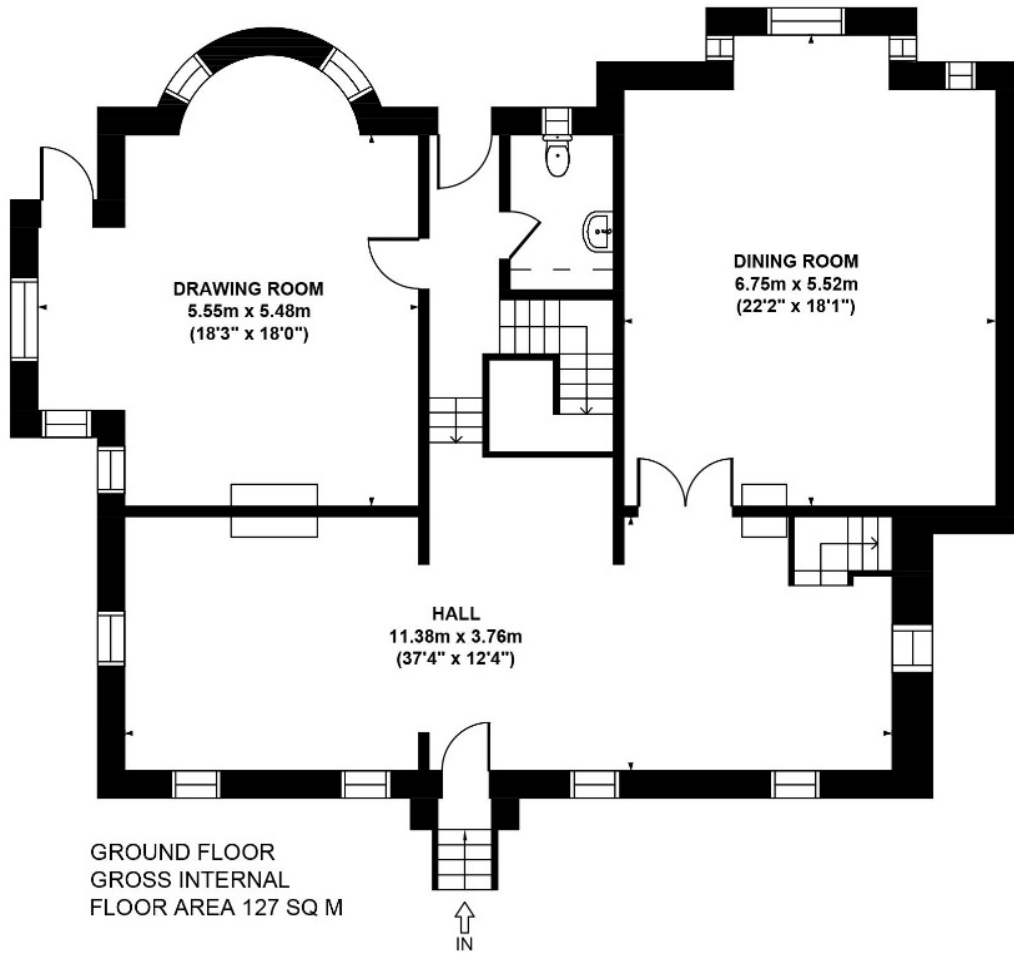
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BULLET POINTS:

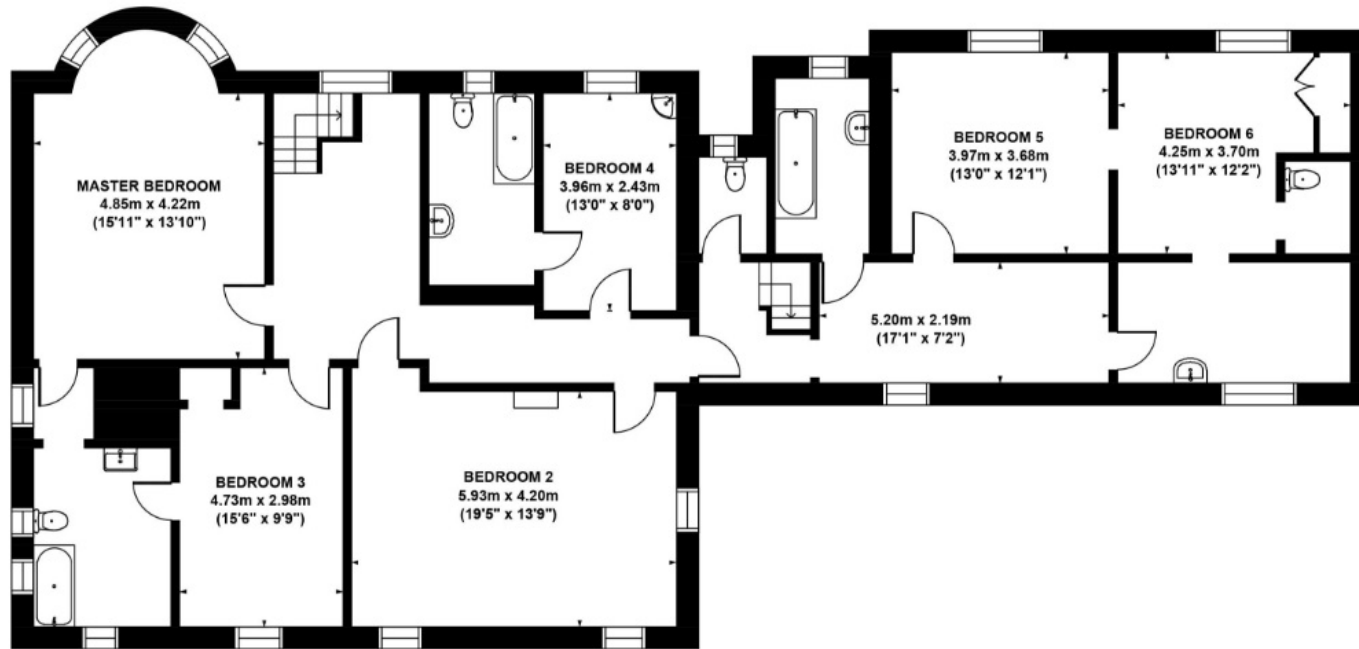
- 7500 sq ft Quintessential Period Home
- Desirable Riverside Location
- 400 ft of Private Moorings
- High Ceilings & Period Features
- Ten Bedrooms & Four Bathrooms
- Private Gated Driveway
- Outdoor Heated Swimming Pool
- Commercial Permits - Potential Investment Property
- Freehold | Council Tax Band: G
- Grade II Listed



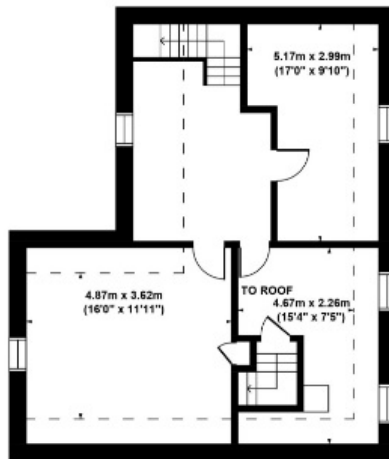
GROUND FLOOR



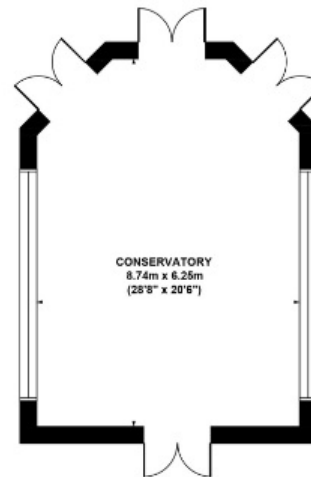
FIRST FLOOR



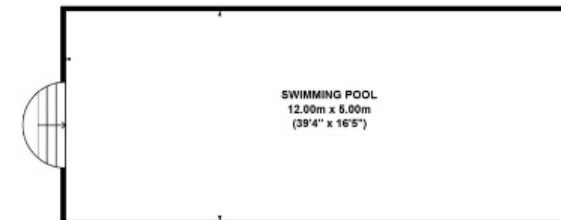
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 186 SQ M



ATTIC
GROSS INTERNAL
FLOOR AREA 70 SQ M

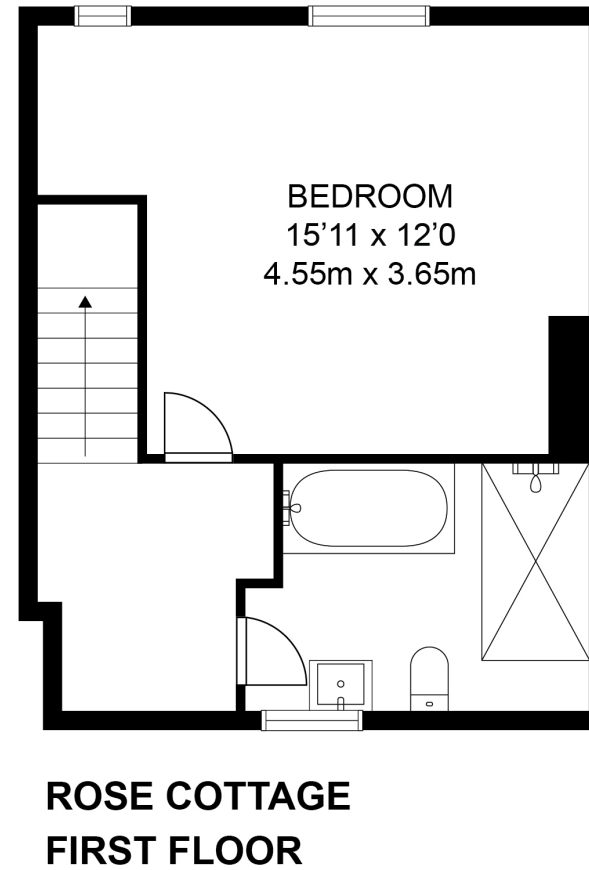
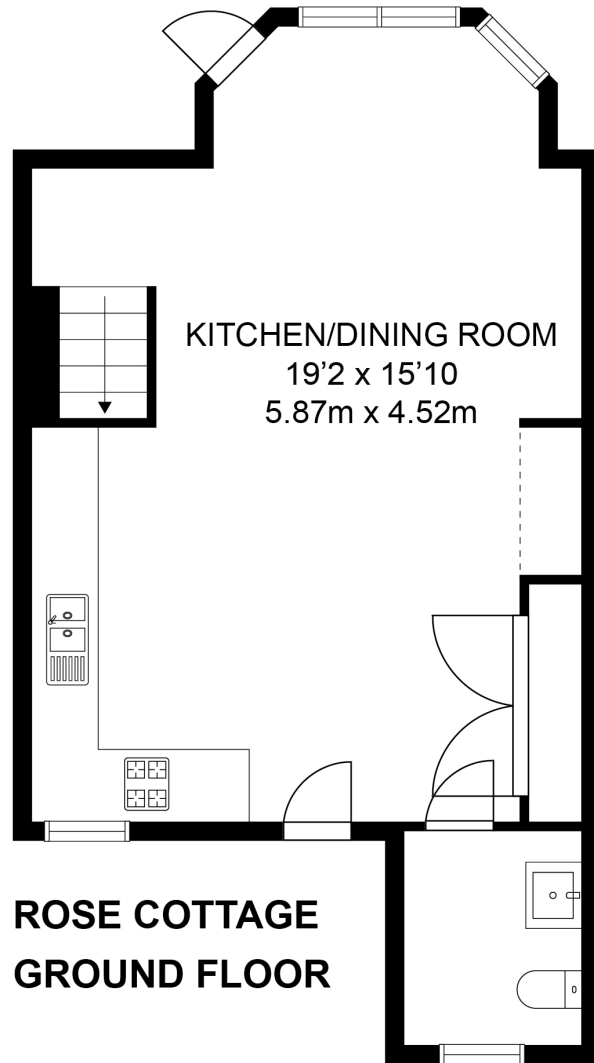


CONSERVATORY
GROSS INTERNAL
FLOOR AREA 51 SQ M



SWIMMING POOL
12.00m x 5.00m
(39'4" x 16'5")

ROSE COTTAGE





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