



MARSH MILLS BOATHOUSE

Wargrave Road, Henley-On-Thames, RG9 3HY



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

MARSH MILLS BOATHOUSE

We are delighted to present this exceptional 'New England' style property in Henley-on-Thames offering a rare opportunity to acquire one of Henley-on-Thames' most breathtaking riverside family homes.

ACCOMMODATION SUMMARY

Marsh Mills Boathouse is the sort of magical riverside property that comes available once in a generation.

Designed by architects to extend an early-1900s boathouse into a spacious 'New England' style modern family home, the property enjoys a special location with long views down the river towards Henley-on-Thames.



GROUND FLOOR

Inside, Marsh Mills Boathouse offers a modern and expansive open-plan living space with river views, featuring a spacious river room with glass doors leading to a balcony, two dining areas, a garden/sitting room, writing desks, a guest WC, and an open-plan family-style kitchen with a laundry room. The house is both bright and breezy in summer and cosy in winter.









BANNENBER

GROUND FLOOR

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





FIRST FLOOR

The first floor comprises two large bedrooms and shower rooms (one en suite), and a third writing desk area with a balcony.







OUTSIDE

In the garden there is a self-contained fifth bedroom with a fully fitted kitchen, with a separate sitting room and shower room, perched above the river with stunning views.





OUTSIDE

Park your cars in the courtyard complete with a self-contained mews flat above a double-garage and access the main property via a footbridge over the millstream where an acre of immaculate gardens with some 200 metres of river and millstream frontage surround the house. The gardens feature several outdoor lounging and dining spaces with beautiful river views while retaining privacy from passing boats.







OUTSIDE

Keep your riverboat and paddle boards in the boathouse and enjoy lazy summer evenings on the river or potter into Henley by boat. Marsh Mills Boathouse is more than a property – it's a lifestyle that is just an hour's drive from central London. Viewing is highly recommended.



LOCATION

Henley-on-Thames is a picturesque town situated on the banks of the River Thames in Oxfordshire, England. Known for its stunning riverside location, Henley-on-Thames combines historical charm with a vibrant community spirit.

Key Features and Attractions:

- 1. Henley Royal Regatta:** This annual event, held since 1839, is one of the most famous rowing regattas in the world, attracting top athletes and visitors from around the globe.
- 2. Historical Architecture:** The town boasts a variety of well-preserved historical buildings, including St. Mary's Church, a 13th-century church with a beautiful tower offering views over the town and river.
- 3. River Thames:** The river provides opportunities for boating, fishing, and leisurely walks along the Thames Path, which offers scenic views and connects Henley to other towns and villages.
- 4. Henley Bridge:** This iconic five-arched stone bridge, built in 1786, is a central feature of the town, providing a crossing over the Thames and connecting Henley to the county of Berkshire.
- 5. Market Place:** Henley's town centre features a traditional market place with a variety of shops, cafes, and restaurants, as well as regular markets offering local produce and crafts.
- 6. Henley Festival:** Held each summer, this music and arts festival features performances from world-renowned musicians, comedians, and artists, all set against the backdrop of the Thames.
- 7. Parks and Open Spaces:** Henley has several parks and green spaces, including Mill Meadows and Marsh Lock, which are perfect for picnics, outdoor activities, and enjoying nature.
- 8. Leander Club:** Founded in 1818, it is one of the oldest rowing clubs in the world and has produced many Olympic champions. The club's headquarters are located in Henley.
- 9. Chiltern Hills:** The town is on the edge of the Chiltern Hills, an Area of Outstanding Natural Beauty, offering numerous walking and cycling trails through rolling countryside.
- 10. Phyllis Court Private Members Club:** With fine dining and excellent sporting facilities, including a gym, spa, swimming pool, and tennis courts, the members club also boasts an active range of social events, cultural activities and entertainment programmes throughout the year.

LOCAL SCHOOLS

Henley-on-Thames, a picturesque town known for its stunning landscapes and the iconic Henley Royal Regatta, is also home to some of the most prestigious educational institutions in the UK. Families moving to or residing in this historic town often seek the best schools that provide not only excellent academic programs but also robust extracurricular opportunities, both primary and secondary. Here's a guide to some of the top schools in and around Henley-on-Thames.

1. Shiplake College:

Shiplake College is a leading independent school for children aged 11-18. Nestled along the banks of the River Thames, Shiplake College offers a balanced education focusing on academic achievement, personal development, and a rich co-curricular program. The school prides itself on its strong community spirit and nurturing environment. Facilities include state-of-the-art science labs, art studios, and extensive sports grounds.

- Outstanding rowing program, regularly producing national champions.
- Excellent pastoral care and support for students.
- High academic standards with a broad range of subjects and extracurricular activities.

2. The Henley College:

Henley College is a well-respected sixth form college offering a wide variety of A-levels, BTECs, and vocational courses. The college has a reputation for academic excellence and a strong focus on preparing students for university and future careers. With modern facilities and experienced staff, The Henley College provides a supportive and stimulating environment for its students.

- Over 60 courses available, providing extensive choice and flexibility.
- Strong connections with local businesses and industries for work experience opportunities.
- Supportive environment with dedicated student services.

3. Rupert House School:

Rupert House School is an independent preparatory school for children aged 3-11. It offers a nurturing and stimulating environment where young learners can thrive. The school is known for its small class sizes, individual attention, and broad

curriculum that includes music, sports, and the arts alongside traditional academic subjects.

- Emphasis on a well-rounded education with a focus on both academics and personal development.
- Strong community involvement and family atmosphere.
- Excellent preparation for entrance exams to top senior schools.

4. Gillotts School

Gillotts School is a high-performing secondary school catering to students aged 11-16. It is known for its commitment to high standards of teaching and learning, ensuring that students achieve their full potential.

The school has a strong emphasis on developing independent learners who are well-prepared for the next stage of their education.

- Consistently good GCSE results.
- Wide range of extracurricular activities including sports, drama, and music.
- Strong pastoral care system.

5. Queen Anne's School:

Queen Anne's School is an independent boarding and day school for girls aged 11-18. Located just a short distance from Henley-on-Thames, the school offers a dynamic and supportive learning environment.

It is renowned for its academic excellence, innovative teaching methods, and strong emphasis on leadership and personal development.

- Impressive facilities including a state-of-the-art music centre, science labs, and sports complex.
- Strong focus on STEM subjects, with excellent results in science and technology.
- Comprehensive co-curricular program encouraging students to explore their interests and talents.

TRANSPORT

Henley on Thames, a picturesque town in Oxfordshire, is renowned for its idyllic setting along the River Thames and its vibrant cultural scene. Whether you're a local resident or a visitor, efficient travel links are essential for exploring the surrounding areas and beyond. This article highlights the various transportation options available in and around Henley on Thames, ensuring you can navigate the region with ease.

Henley on Thames benefits from a convenient rail connection, providing a gateway to numerous destinations. The Henley-on-Thames railway station, operated by Great Western Railway (GWR), offers regular services to Twyford (a 7-minute drive away from the property). From Twyford, travellers can connect to the main line services towards London Paddington, Reading, and beyond. The journey to London Paddington takes approximately one hour, making Henley an attractive base for commuters and day-trippers alike. There are direct trains to and from Paddington in just 27 minutes. On the Elizabeth Line you can reach Bond Street in 52 minutes directly, and Canary Wharf in 68 minutes.

For those heading towards Oxford or the West Country, connections at Reading provide access to a wide range of destinations. With frequent services and reliable schedules, rail travel remains a popular and efficient mode of transport for those in Henley on Thames.

Henley on Thames is well-served by an extensive road network, making car travel a viable option for many. The town is accessible via the A4130, which links to the M4 motorway at junction 8/9 for those travelling from London or the west. The M40 motorway, another major route, is also within easy reach, providing connections to Birmingham and the Midlands.

For drivers, the town offers several car parks, including long-stay and short-stay options. This makes it convenient for visitors to park and explore Henley's attractions, such as the River and Rowing Museum, Henley Bridge, and the historic market square.

Given its riverside location, Henley on Thames is also accessible by water. The River Thames offers a unique mode of transport, with boat services and private hire options available. During the summer months, regular boat trips operate between Henley and nearby towns such as Marlow and Windsor, allowing travellers to enjoy a leisurely journey along the river.

For boating enthusiasts, Henley provides mooring facilities and services, making it an ideal stop for those exploring the Thames by water. The Henley Royal Regatta, one of the town's most famous events, also underscores the importance of the river in local life and travel.



GENERAL INFORMATION

SERVICES:

Mains electricity & water.

The house has never flooded, a rarity on the River Thames, however when it was redesigned and built in 2001 the main part of the house was tanked for extra protection. The present owners have consequently always enjoyed full flood insurance.

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

Wokingham Borough Council, Council Tax Band: F

VIEWING ARRANGEMENTS

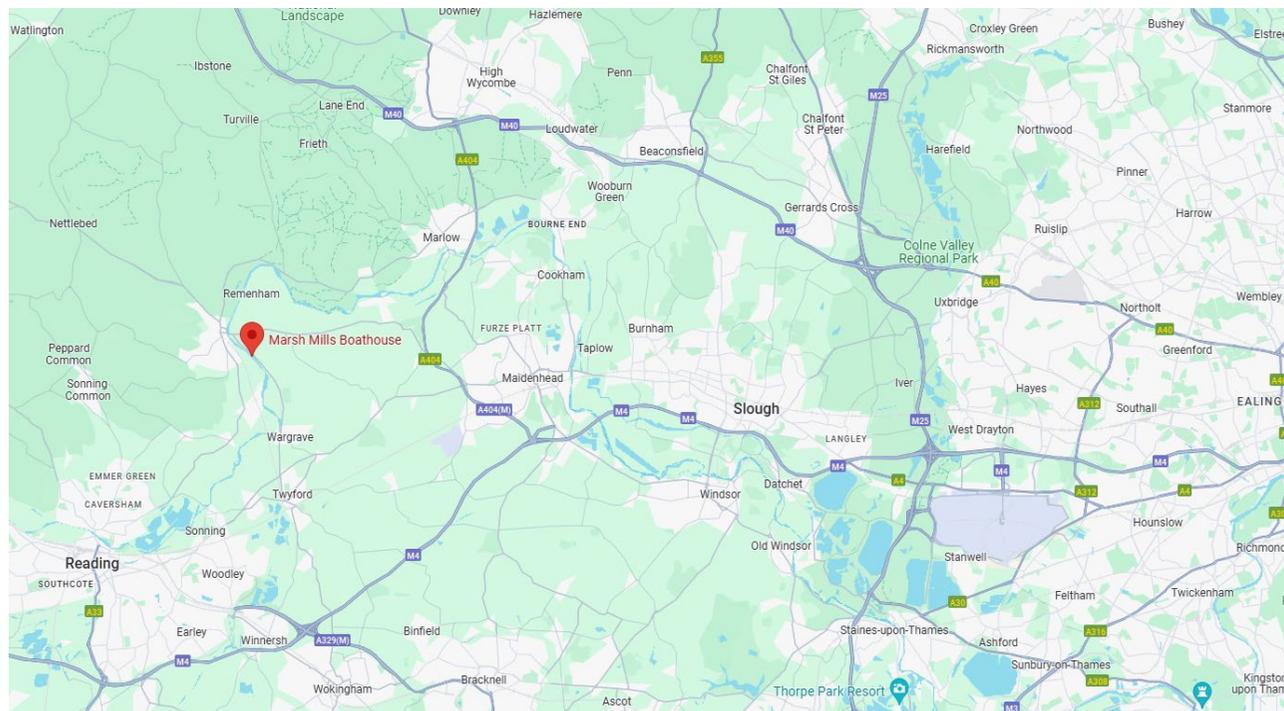
Strictly via the vendor's sole agents Luxury Property Partners

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

- Breathtaking Riverside Home
- Over 4000 sq ft of Living Accommodation
- Rare Opportunity
- Open Plan Living
- Annexe
- 200m of River and Millstream Frontage
- Desirable Location
- EPC: C
- Freehold
- Council Tax Band: F

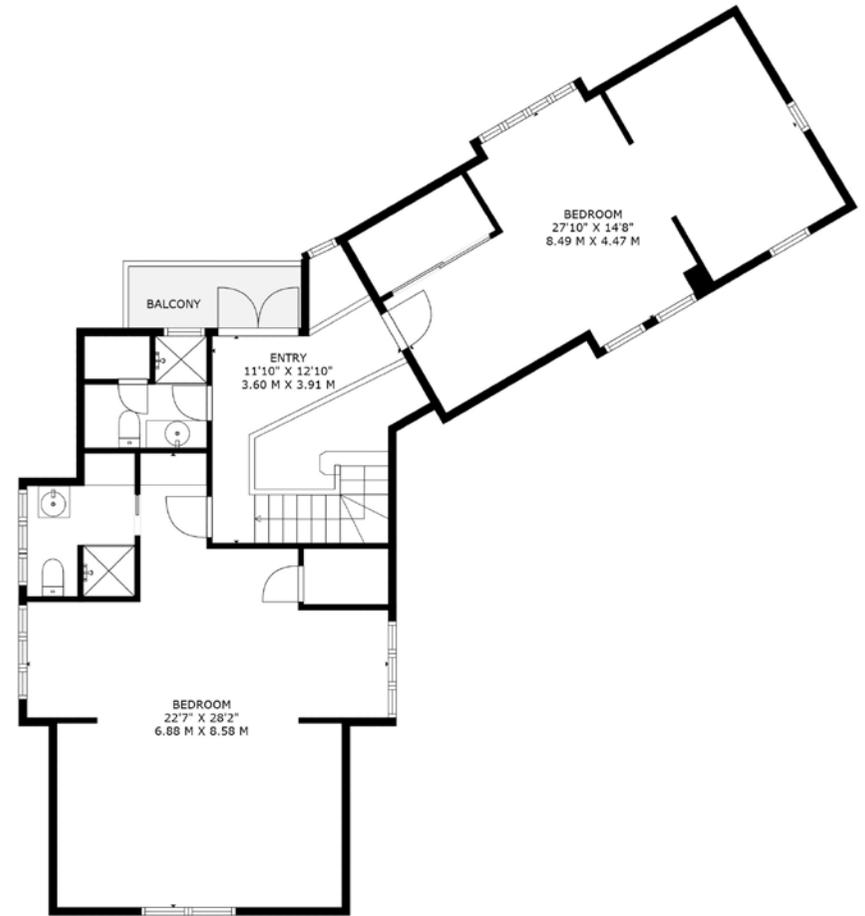


MAIN HOUSE



GROSS INTERNAL AREA: 3767 sq ft, 349m2
 LOW CEILINGS: 231 sq ft, 22 m2
 BALCONY: 41 sq ft, 4 m2
 CARPORT: 348 sq ft, 32 m2

OVERALL TOTALS: 4387 sq ft, 407 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

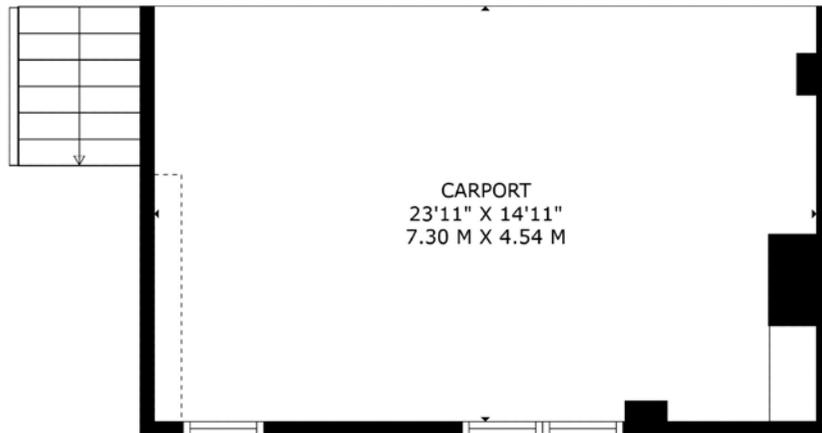
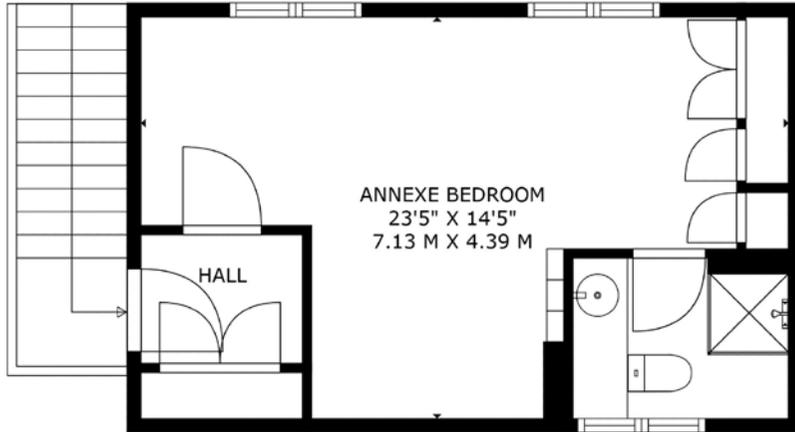


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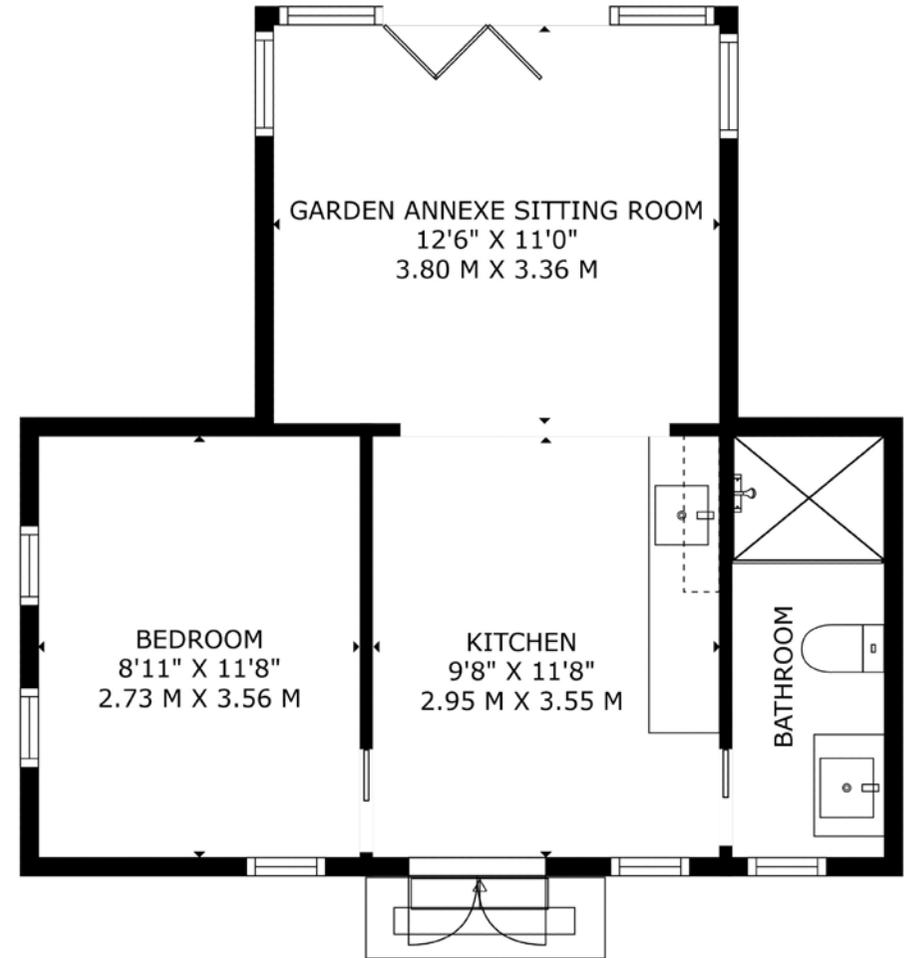


ANNEXE'S



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