

NORTHLEA HOUSE

HENLEY-ON-THAMES





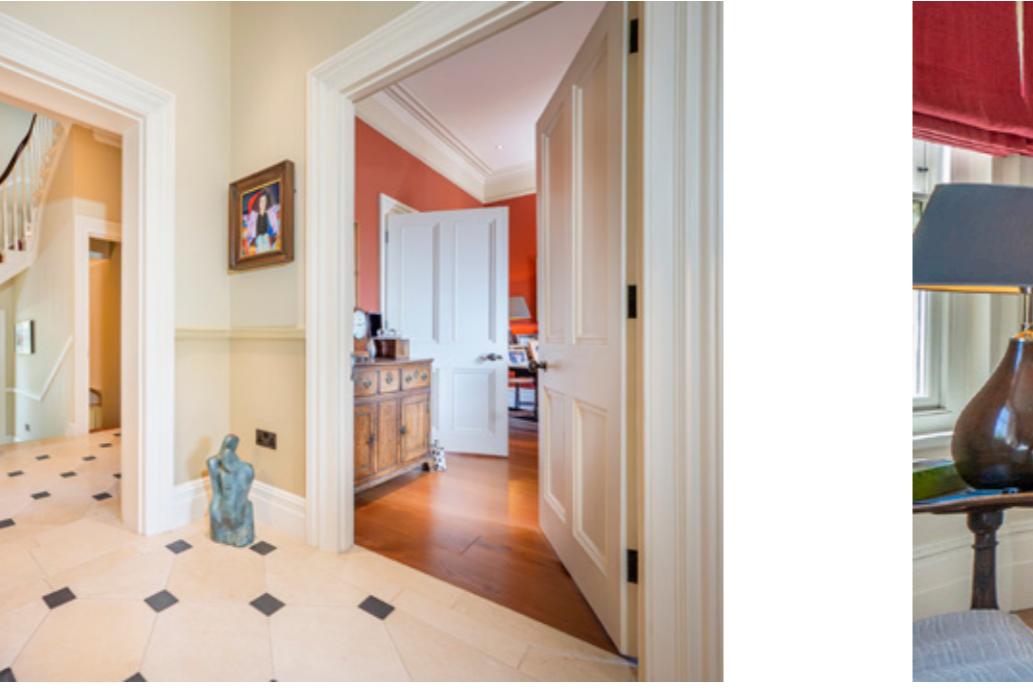
A UNIQUE TOWN HOUSE ON THE EDGE OF HENLEY-ON-THAMES

orthlea 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.



what3 words: //acros
Council Tax

Local Authority: South Oxford
Services: Mains gas, water, ele



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 Anne's 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 1866, 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

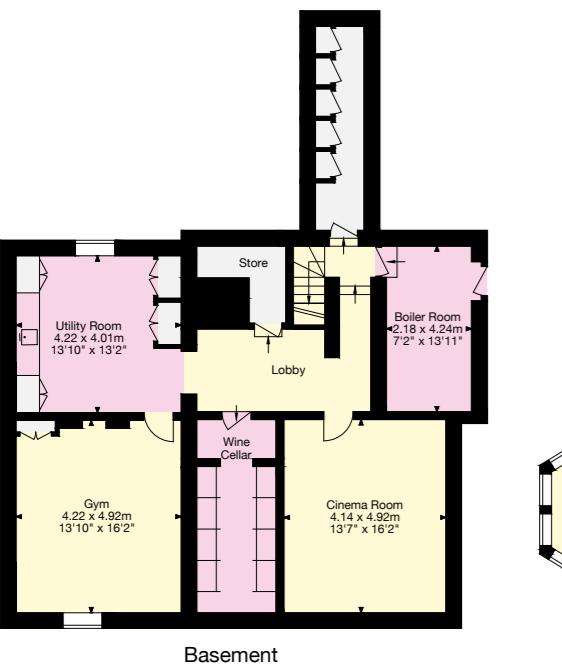
Northlea House, located within 150 metres of Phyllis Court Club, offers excellent parking to the front and side of the main house, with a discreet double garage. There is equally excellent parking for the Coach House, all behind a red brick wall with foliage providing further privacy.

GARDENS AND GROUNDS

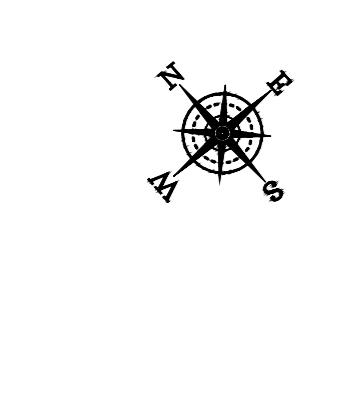
The gardens are exquisite, having been beautifully designed at the time the house restoration was undertaken. There are large sections of walled garden, laid principally to lawn but with beautiful established herbaceous borders on most sides. The gardens are adorned with pleached hornbeam trees and box 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.



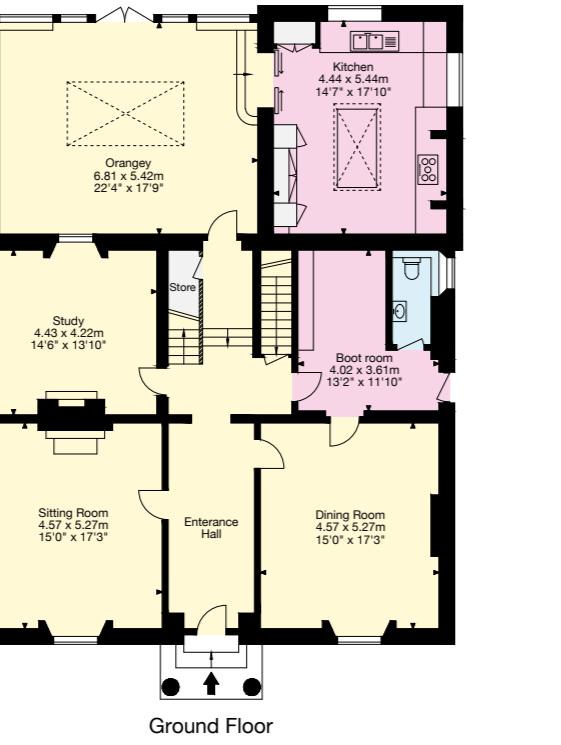
The Coach House



Basement

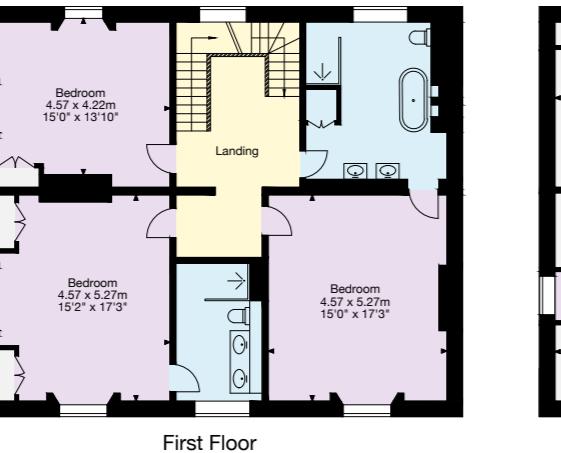


Gross Internal Area (Approx.)
Main House = 520 sq m / 5,597 sq ft
Garage = 37 sq m / 398 sq ft
Coach House = 101 sq m / 1,087 sq ft
Total Area = 658 sq m / 7,082 sq ft

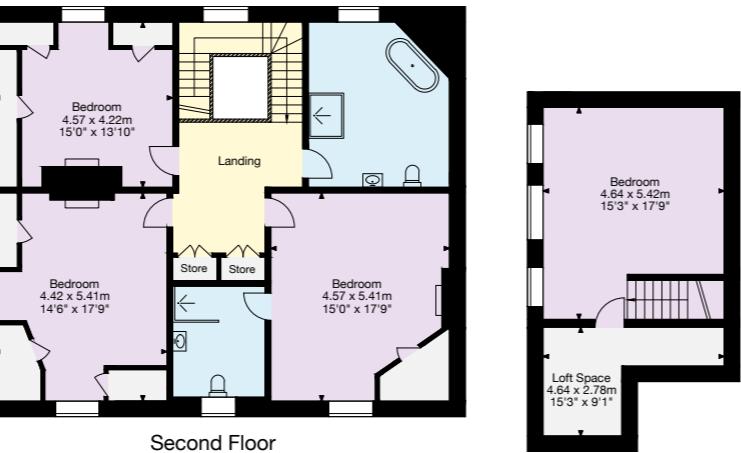


Ground Floor

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.



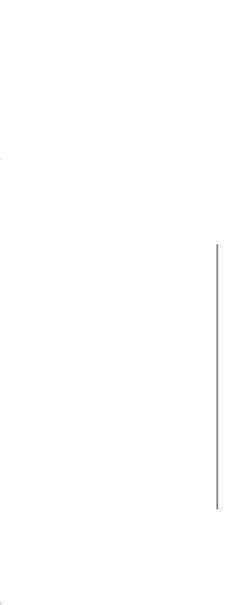
First Floor



Second Floor



Coach House First Floor



Coach House Ground Floor



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