



WINDMILL HOUSE

HENLEY-ON-THAMES, RG9



A SUPERB INDIVIDUAL DETACHED RESIDENCE.

Originally constructed by Berkeley Homes in 1989 and refurbished in the past 10 years to provide a fantastic family home. Windmill House is one of just five homes on one of Henley-on-Thames's premier roads.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: All mains services

What3words/// impeached.movements.area

Guide Price: £3,750,000



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The house has been extensively refitted by the current owners, who commissioned a stunning kitchen/breakfast room extension and a full redesign throughout. The upgrades include contemporary flooring, triple-glazed windows, and a complete internal specification overhaul featuring a Loxone home management and lighting system.

The bespoke Snug kitchen is beautifully appointed with high-quality Gaggenau ovens and hob, ceramic worktops, underfloor heating, a coffee/bar station, and wide bi-fold doors opening onto the terrace, garden, and walled swimming pool area.

The principal sitting room features an impressive open fireplace and tilt-and-turn windows, while the main bedroom suite enjoys light oak flooring, a spacious en suite bathroom, and a fitted dressing room. The remaining bedrooms provide excellent family accommodation, complemented by a superb self-contained flat above the triple garage.





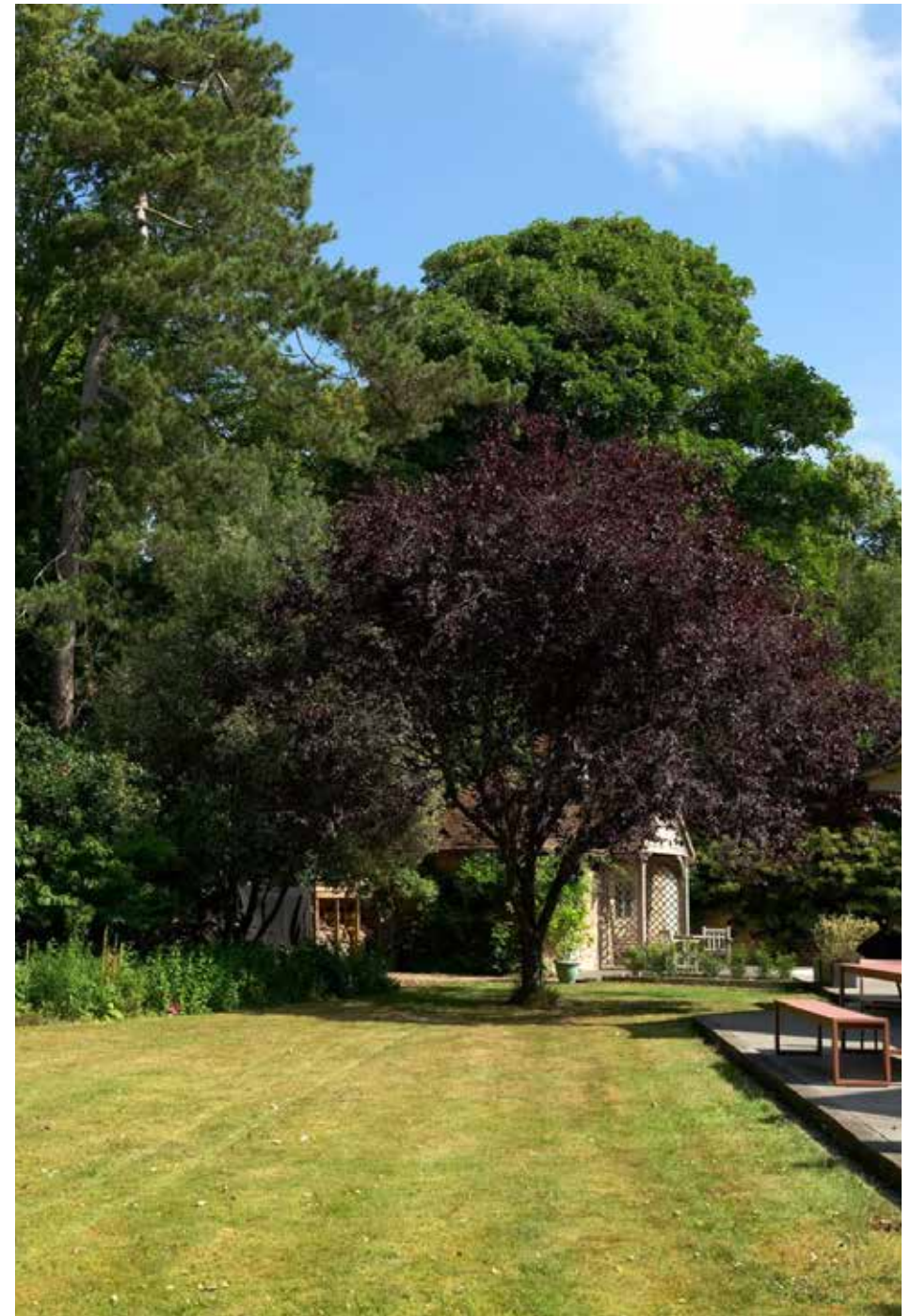
SITUATION

Windmill House is situated within easy walking distance of the town centre and vibrant Market Place, whilst bordering woodland and open fields on the edge of Henley.

Henley-on-Thames offers boating, sailing, and rowing on the River Thames, which hosts the famous Henley Royal Regatta. It also has a theatre, cinema and numerous cafes and restaurants. Many beautiful walking trails, some easily accessible from Parkside, are also along the river and in the surrounding countryside. Badgemore Park, Henley Golf Club, and Huntercombe provide excellent golf courses for golf enthusiasts. Additionally, various recreational facilities, including private member clubs, tennis courts, and a sports centre, are available.

Nearby schools include Rupert House School in Henley, Abingdon School, The Abbey, Reading Blue Coat School, Claires Court, Papplewick School, Shiplake College, The Oratory, Queen Anne's School in Caversham, and The Dolphin School in Hurst.

Henley railway station connects to Twyford's mainline station, where the Elizabeth line provides fast trains to London. Access to the motorway network is available via the M40 (Junction 4) at High Wycombe and the M4 (Junction 8/9) at Maidenhead Thicket.







GARDENS & GROUNDS

Windmill House is approached via a gravelled driveway with a turning circle and ample parking. A striking African bean tree creates an attractive focal point at the approach, while the mature and well-screened garden borders provide a sense of seclusion. A charming lavender border frames the front of the house.

The rear gardens are mainly laid to lawn with established planting and borders, offering both greenery and privacy. Beside the front entrance stands a railed monument – the remains of the former windmill, from which the house takes its name.

The excellent swimming pool is partly enclosed by a brick wall and is conveniently visible from the kitchen, allowing for easy family supervision. A spacious pool house/store contains the gas-fired pool boiler and filtration system, with an additional garden shed adjacent.





5 Parkside, Henley on Thames RG9 1TX

Gross Internal Area (Approx.)

Main House = 338 sq m / 3,638 sq ft

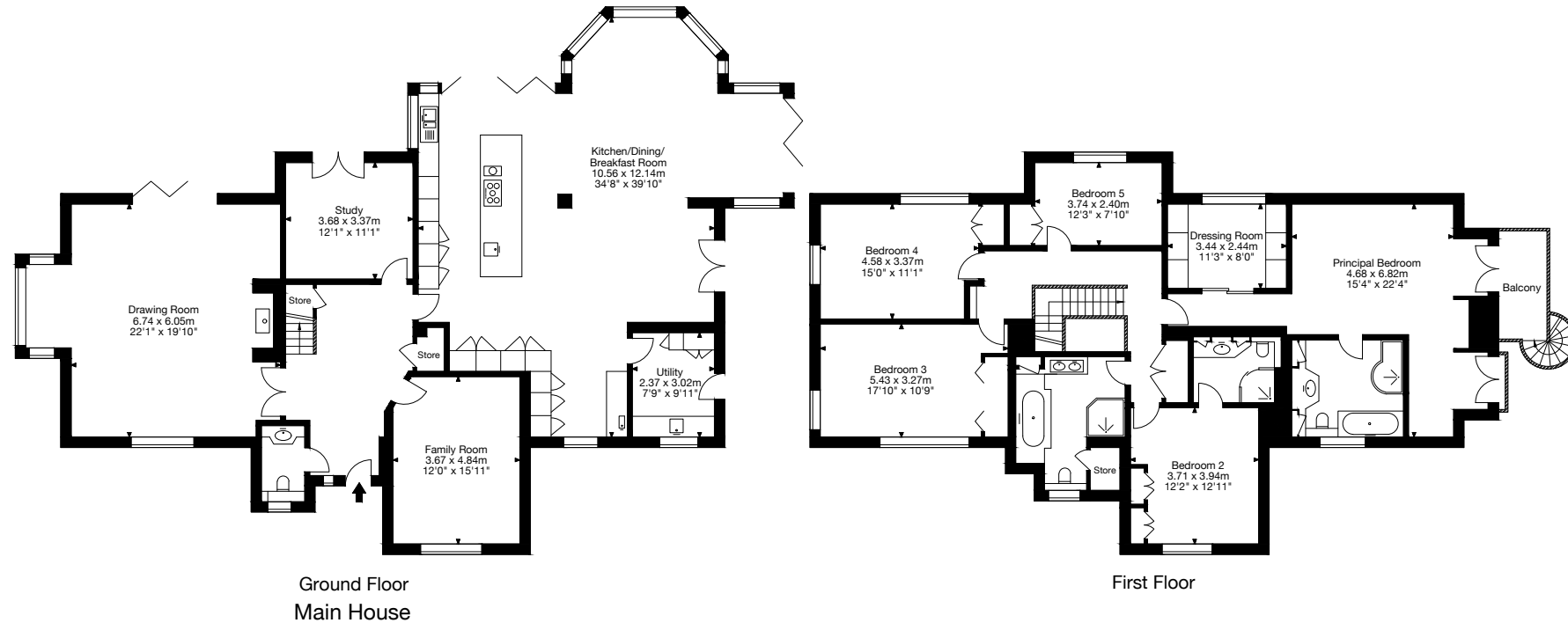
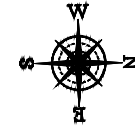
Outbuilding = 21 sq m / 226 sq ft

Annexe = 49 sq m / 527 sq ft

Garage = 60 sq m / 645 sq ft

Total Area = 468 sq m / 5,036 sq ft

Outdoor Swimming Pool = 55 sq m / 592 sq ft



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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. (ID767266)

We would be delighted
to tell you more.

Nick Warner
01491 844901
nick.warner@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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